





**City of Los Angeles  
Department of City Planning**

09/27/2004

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

15357 W MAGNOLIA BLVD  
15343 W MAGNOLIA BLVD

**ZIP CODES**

91403

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-29515  
CPC-1995-148-GPC  
CPC-1989-982  
CPC-14436  
ORD-171155-SA51  
ORD-166939  
ORD-158247-SA123  
ORD-158247  
DIR-2003-741-SPR  
ENV-2003-742  
AFF-46204

**Address/Legal Information**

PIN Number:	172-5A145 98
Area (Calculated):	58,301.8 (sq ft)
Thomas Brothers Grid:	PAGE 561 - GRID H2 PAGE 561 - GRID H3
Assessor Parcel Number:	2250002017
Tract:	TR 1201
Map Reference:	M B 17-181
Block:	None
Lot:	FR 7
Arb (Lot Cut Reference):	2
Map Sheet:	171A145 172-5A145

**Jurisdictional Information**

Community Plan Area:	Van Nuys - North Sherman Oaks
Area Planning Commission:	South Valley
Neighborhood Council:	Sherman Oaks
Council District:	CD 2 - Wendy Gruel
Census Tract #:	1288.00
LADBS District Offices:	Van Nuys

**Planning and Zoning Information**

Zoning:	R3-1
Zoning Information (ZI):	ZI-145-184
General Plan Land Use:	Low Medium I Residential Medium Residential
Specific Plan Area:	None
Special Land Use / Zoning:	None
Design Review Board:	No
HPOZ - Historic Preservation Overlay Zones:	None
POD - Pedestrian Oriented Districts:	None
CDO - Community Design Overlay:	None
Adaptive Reuse Incentive Area:	None
35% Density Bonus:	Eligible
CRA - Community Redevelopment Agency:	None
Central City Parking:	No
Downtown Parking:	No
Building Line:	None
Traffic Analysis Zone:	No
500 Ft School Zone:	No

**Additional Information**

Airport Hazard:	350' Height Limit Above Elevation 790
Coastal Zone:	None
Farmland:	Urban and Built-up Land
Fire Buffer Zone:	No
Mountain Fire District:	No
Proposed VHFHSZ:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	None
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	7.19131 (km)

Landslide:  
Liquefaction:

No  
YES

**Economic Development Areas**

Business Improvement District:  
Federal Empowerment Zone:  
Renewal Community:  
Revitalization Zone:  
State Enterprise Zone:  
Targeted Neighborhood Initiative:

None  
None  
No  
None  
None  
None

**Assessor Information**

Assessor Parcel Number:  
L.A. County Ownership Info:

2250002017  
VAN METER,BARON  
04525 WILSHIRE BLVD STE #  
20

City Clerk Ownership Info:

LOS ANGELES CA 90010  
VAN METER, DANIEL E. (TRS)  
VAN METER LI V TR DTD  
8-30-99 ET AL

Parcel Area (Approximate):  
Use Code:  
Building Class:  
Assessed Land Val.:  
Assessed Improvement Val.:  
Year Built:  
Last Owner Change:  
Last Sale Amount:  
Number of Units:  
Number of Bedrooms:  
Number of Bathrooms:  
Building Square Footage:  
Tax Rate Area:  
Deed Reference No.:

07838 DUCOR AVENUE  
WEST HILLS CA 91304  
62,465.0 (sq ft)  
0100 - Single Residence  
Data Not Available  
\$519,521  
\$57,146  
1946  
03/11/03  
\$0  
0  
0  
0  
0.0 (sq ft)  
16  
1039179

## CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

**Case Number:** CPC-1995-148-GPC

**Required Action(s):** GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

**Project Description(s):** GENERAL PLAN/ZONE CONSISTENCY PROGRAM PLAN AMENDMENTS AND ZONECHANGES (PUBLIC FACILITIES, OPEN SPACE II AND CLEAN UP

**Case Number:** DIR-2003-741-SPR

**Required Action(s):** SPR-SITE PLAN REVIEW

**Project Description(s):** CONSTRUCTION OF 98-UNIT, THREE-STORY APARTMENT BUILDING OVER A ONE-LEVEL GARAGE IN THE R3-1 ZONE.

**Case Number:** ENV-2003-742

**Required Action(s):** Data Not Available

**Project Description(s):** CONSTRUCTION OF 98-UNIT, THREE-STORY APARTMENT BUILDING OVER A ONE-LEVEL GARAGE IN THE R3-1 ZONE.

## DATA NOT AVAILABLE

CPC-29515

CPC-1989-982

CPC-14436

ORD-171155-SA51

ORD-166939

ORD-158247-SA123

ORD-158247

AFF-46204



15357 W Magnolia Blvd

Permit Application #: 06019 - 20000 - 00522

Bldg-Demolition  
1 or 2 Family Dwelling  
Plan Check

City of Los Angeles - Department of Building and Safety  
06019 - 20000 - 00522

Plan Check #: B06VN02598  
Plans Filed in: VAN NUYS  
Printed on: 06/02/06 09:39:26

**CLEARANCE SUMMARY WORKSHEET**

**IMPORTANT:** This summary documents the clearance(s) required prior to permit issuance. Most clearance(s) are granted electronically, however this form will also be completed so that in the event of a computer outage, there is evidence of the clearance action(s). Keep this form with all other documents necessary to obtain the permit.

**INSTRUCTIONS**

**APPLICANT / REPRESENTATIVE:** You are advised to initiate the approval process for the following permit application clearance(s) marked as "Not Cleared" as soon as possible. The time to obtain approval from some departments (such as the City Planning Department) may be time-consuming. The address and phone number of the specific agency corresponding to the "Address Code:" shown for each clearance is indicated at the end of this form and it is recommended that you call before appearing in person. Remember to bring a copy of the permit application to the clearance agency for their reference. A "Cleared" condition requires no further action on your part.

**CLEARANCE AGENCIES:** For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: DEMO (E) TOWER OF PALET AND 6 INDIVITUAL NON HABITABLE MISC. BUILDINGS.

Building & Safety Contact

Plan Check Office: VAN NUYS  
PC Engineer: Rodney Samiian

Status	Clearance Description and New Status			
Cleared	Agency: City Planning Department Electronic Clearance <input checked="" type="checkbox"/> By (UserID): LGISSIN Comments:	Address Code: 2 Date: 06/02/06	Description: CEQA review for Planning as lead agency Phone: _____	
Cleared	Agency: City Planning Department Electronic Clearance <input checked="" type="checkbox"/> By (UserID): LGISSIN Comments:	Address Code: 2 Date: 06/02/06	Description: CEQA review for LADBS or other city agency as lead agency Phone: _____	
Cleared	Agency: City Planning Department Electronic Clearance <input checked="" type="checkbox"/> By (UserID): LGISSIN Comments:	Address Code: 2 Date: 06/02/06	Description: Zoning Information File #: ZI145-0184 - "TOWER OF WOODEN PALM" Phone: _____	

End of Clearance(s) for 06019-20000-00522. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

15357 W Magnolia Blvd

Permit Application #: 06019 - 20000 - 00522

Bldg-Demolition  
1 or 2 Family Dwelling  
Plan Check

City of Los Angeles - Department of Building and Safety  
06019 - 20000 - 00522

Plan Check #: B06VN02598

Plans Filed in: VAN NUYS

Printed on: 06/02/06 09:35:45

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Description of Work: DEMO (E) TOWER OF PALET AND 6 INDIVITUAL NON HABITABLE MISC. BUILDINGS.

Building &amp; Safety Contact

Plan Check Office: VAN NUYS

PC Engineer: Rodney Samiian

Status	Clearance Description and New Status			
Cleared	Agency: City Planning Department Electronic Clearance <input checked="" type="checkbox"/> By (UserID): LGISSIN Comments:	Address Code: 2 Date: 06/02/06	Description: CEQA review for Planning as lead agency Phone: _____	
Cleared	Agency: City Planning Department Electronic Clearance <input checked="" type="checkbox"/> By (UserID): LGISSIN Comments:	Address Code: 2 Date: 06/02/06	Description: CEQA review for LADBS or other city agency as lead agency Phone: _____	
Cleared	Agency: City Planning Department Electronic Clearance <input checked="" type="checkbox"/> By (UserID): LGISSIN Comments:	Address Code: 2 Date: 06/02/06	Description: Zoning Information File #: ZI145-0184 - "TOWER OF WOODEN PALL Phone: _____	

End of Clearance(s) for 06019-20000-00522. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

15357 W Magnolia Blvd

Permit Application #: 03019 - 30000 - 00576

Bldg-Demolition  
1 or 2 Family Dwelling  
No Submit Plan Check

City of Los Angeles - Department of Building and Safety  
03019 - 30000 - 00576

Plan Check #:  
Plans Filed in: WEST LA  
Printed on: 04/17/03 10:15:05

**CLEARANCE SUMMARY WORKSHEET**

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**CLEARANCE AGENCIES:** For city agencies, perform electronic clearance action(s) using PCIS and complete this form. For non-city agencies or PCIS outages, complete this form.

Description of Work: DEMO 4 MISC. STORAGE SHEDS. APPROX. 7'-0" HIGH. NONHABITABLE STRUCTURES.

Building &amp; Safety Contact

Plan Check Office:  
PC Engineer:

Status	Clearance Description and New Status			
Not Cleared	Agency: City Planning Department Electronic Clearance <input checked="" type="checkbox"/> By (UserID): O-REC Comments: <i>Exempt</i>	Address Code: 2 Date: 4-17-03	Description: CEQA review for Planning as lead agency Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____	
Not Cleared	Agency: City Planning Department Electronic Clearance <input checked="" type="checkbox"/> By (UserID): O-REC Comments: <i>Exempt</i>	Address Code: 2 Date: 4-17-03	Description: CEQA review for LADBS or other city agency as lead agency Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____	
Not Cleared	Agency: City Planning Department Electronic Clearance <input checked="" type="checkbox"/> By (UserID): O-REC Comments: <i>NA</i>	Address Code: 2 Date: 4-17-03	Description: Zoning Information File #: ZI145-0184 - "TOWER OF WOODEN PALLE" Phone: _____ <input type="checkbox"/> Outage - Print Name/Initial: _____	

End of Clearance(s) for 03019-30000-00576. Refer to "ADDRESS CODES" sheet for clearance agency address/phone information.

*Cultural Affairs Staff*



T.O.W.P. 9-13'04

\* ABBREVIATION OF MONUMENT

\* REPOSITORY OF HABS DOC.

\* MITIGATION MEASURES.

\* IVB-2 HCM DEFINITION

\* IVB-8 VALUED VISUAL CHARACTER



103

WOMAN FROM  
TOWER OF PALLETTS  
(REVIEWED FILE ON 7/13)

Gen. 30

CITY OF LOS ANGELES  
RECEIPT

486294

RECEIVED FROM

Marilyn Mabbett

ADDRESS

RECEIVED FOR WHAT PURPOSE

Date

July 16, 2003

Amount

\$ 6.40

Fund

30

Department

844/6005

Received By

J. Arroyo

HCM File Copies

53 (\$1.10 1<sup>st</sup> copy, \$.10 additional)

Total: \$ 6.40

Gen. 30

CITY OF LOS ANGELES  
R E C E I P T

486294

RECEIVED FROM

Marilyn Mabbett

ADDRESS

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\$ 6.40

30

844 / 4005

J. Arroyo

HC 11 File Copies

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Total: \$ 6.40



# Cultural Heritage Commission

200 North Spring Street, Room 532, Los Angeles, CA 90012 (213) 978-1300  
[www.cityofla.org/PLN/index.htm](http://www.cityofla.org/PLN/index.htm)

## DETERMINATION OF THE CULTURAL HERITAGE COMMISSION

**Date:** JUL 17 2006

**Applicant:** 15357 Magnolia Associates, LLC

**Representative:** Anna Marie Brooks

**Case No.:** CHC-2004-5815-HCM

**Address:** 15357 Magnolia Blvd.

**Council District** 2

**Plan Area:** Van Nuys-North Sherman Oaks

**Neighborhood Council:** Sherman Oaks

At its meeting of June 1, 2006, the Cultural Heritage Commission:

**Adopted** the attached Staff Recommendation as its report on the matter and;

**Approved** the Mitigation Monitoring Program for the Tower of Wooden Pallets Historic-Cultural Monument 184

**Adopted** the Environmental Findings as they relate to Historic Resources for the project, as described in the Environmental Impact Report; and

**Approved** with conditions the Mitigation Monitoring Program Procedures for Historical Resources – Historic American Buildings Survey Report; and

**Adopted** the findings in the attached Staff Recommendation report.

Instructed staff to work with the owner and representative to secure portions of the Tower of Wooden Pallets as artifacts.

This action was taken by the following votes:

<b>Moved:</b>	Stalford
<b>Seconded:</b>	Barron
<b>Ayes:</b>	Carlisle, Martin
<b>Absent:</b>	Singer
<b>Vote:</b>	4-0

  
\_\_\_\_\_  
Gabrielle Williams, Commission Executive Assistant II  
Cultural Heritage Commission

Attachments: Staff Report w/Findings

c: Council District 2  
Neighborhood Council  
Notification List

Tower of Wooden  
Pallets

**AFFIDAVIT OF MAILING**

HCM 184

CASE NO. CHC-2004-5815-HCM

I, Alexandra M. Thurston, certify that I am an employee of the City of Los Angeles, DEPARTMENT OF CITY PLANNING, State of California, and I did, on the 17th day of July, 2006, mail, postage prepaid, to the applicant and all parties required by the Municipal Code, as indicated below, a copy of the Cultural Heritage Commission decision letter on the case indicated above a true copy of which is attached.

- ☒ Owner
- ☒ Applicant/Representative
- ☒ Interested Parties List
- ☒ Council District(s)
- ☐ Other



CHC DECISION  
CHC-2004-5815-HCM  
TOWER OF WOODEN PALLETS  
MAILED 07/17/2006

Fae Tsukamoto  
G I S Section  
City Hall, Room 825  
**Mail Stop 395**

Planning Deputy  
Council District 2  
City Hall, Room 475  
**Mail Stop 202**

Anna Marie Brooks  
1109 4<sup>th</sup> Ave.  
Los Angeles, Ca 90019

Westgate Group  
3355 Motor Ave.  
Los Angeles, Ca 90034

Sherman Oaks Neighborhood Council  
P.O Box 5721  
Sherman Oaks, Ca 91413

Fred Gaines  
16633 Ventura Blvd., Ste. 1220  
Encino, Ca 91436

Michael Cornwell  
One South Orange Grove Blvd. #2  
Pasadena, Ca 91105



# Cultural Heritage Commission

200 North Spring Street, Room 532, Los Angeles, CA 90012 (213) 978-1300  
[www.cityofla.org/PLN/index.htm](http://www.cityofla.org/PLN/index.htm)

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Ayes:	Carlisle, Martin
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Gabrielle Williams, Commission Executive Assistant II  
Cultural Heritage Commission

Attachments: Staff Report w/Findings

c: Council District 2  
Neighborhood Council  
Notification List

URGENT!

FAX  
to Lambert Giessinger  
213-978-1477

from  
Gerald Fecht  
FAX  
818-710-1346

please  
acknowledge.

June 15, 2006

Mr. Lambert Giessinger  
Department of City Planning  
City of Los Angeles  
200 North Spring Street, Room 667  
Los Angeles, CA 90012

Dear Mr. Giessinger:

Thank you for the time you spent explaining the situation with the Tower of Wooden Pallets. As I explained during our conversation, the Tower has long been of interest to The Museum of the San Fernando Valley and its immediate demolition is of significant interest to our organization. As you know, Mr. Dan VanMeter was associated with the founding of our museum in the 1970s.

The board of our museum is anxious that the role of the Tower of Wooden Pallets in San Fernando Valley history and culture not be forgotten. Our museum has a strong interest in preserving artifacts from the structure and the documentation of its existence. We also recognize the role of the Tower in the useful debate about what constitutes art and culture.

The museum hopes to acquire one or two of the remaining pallets and utilize them in the future for an exhibit about the Tower in our historic bungalow museum. Since 2005, our exhibits have been designed to be shared with historic sites and cultural institutions across the greater San Fernando Valley.

The creation of an exhibit on the Tower of Wooden Pallets, we recognize, will require careful planning and appropriate funding. We fully develop our projects through the archives and research materials in our Austin Conover Library of San Fernando Valley History and Culture.

I have attached a budget for our Tower of Wooden Pallets project and its components. Any support from the Cultural Heritage Commission of the City of Los Angeles and others would be gratefully appreciated.

Yours sincerely,

Gerald R. Fecht Ph.D., President



**Components of the Tower of Wooden Pallets Project  
The Museum of the San Fernando Valley**

Transportation of artifacts: staffing, fumigation, storage acquisition,  
documentation, archival and library (permanent resource for the community)

Research, support materials care, maintenance and preservation

Curriculum for educators, display expenses

Preparation, documentation, construction security-share, insurance-share  
storage between exhibits, administration-share

Estimated budget: \$7,860

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City of Los Angeles  
200 North Spring Street, Room 667  
Los Angeles, CA 90012

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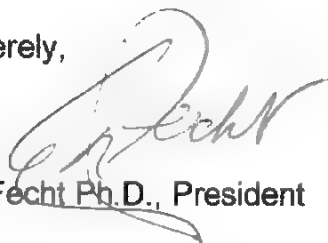
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Yours sincerely,

A handwritten signature in dark ink, appearing to read 'G. Fecht', with a stylized flourish at the end.

Gerald R. Fecht Ph.D., President

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**The Museum of the San Fernando Valley**

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Curriculum for educators, display expenses

Preparation, documentation, construction security-share, insurance-share  
storage between exhibits, administration-share

Estimated budget: \$7,860

**From:** Gerald R Fecht <gfecht@sbcglobal.net>  
**To:** <lambert.giessinger@lacity.org>  
**Date:** 7/17/2006 2:57:39 PM  
**Subject:** Tower of Wooden Pallets - please acknowledge email. Jerry

June 15, 2006

Mr. Lambert Giessinger  
Department of City Planning  
City of Los Angeles  
200 North Spring Street, Room 667  
Los Angeles, CA 90012

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Research, support materials care, maintenance and  
preservation

Curriculum for educators, display expenses

Preparation, documentation, construction  
security-share, insurance-share storage between  
exhibits, administration-share

Estimated budget: \$7,860

\*\*\*\*\*

Gerald R. Fecht, Ph.D.  
President  
Anchor Education Foundation  
21031 Ventura Blvd., Suite 419  
Woodland Hills, CA 91364  
818.347.9665  
<http://www.anchorededucationfoundation.org>  
\*\*\*\*\*

**PDIS  
DOCUMENT RECORD**

HCM184

**Case No.:** CHC-2004-5815-HCM

Document Type	Ext.	# Pages	Date Scanned	Scanner
Withdrawal Letter (requested by applicant prior to Init. Det.)	WDA			
Withdrawal Request Response Letter (issued prior to Init. Det.)	WDR			
Termination Letter	TER			
Recommendation Report (from Hearing Officers)	REC			
Staff Report	STF			
Determination Letter	DT1	19	7/19/06	eg
Ordinance Recommendation Letter	ORL			
Letter of Modification	MOD			
Letter of Clarification	CLA			
Letter of Correction	COR			
Dismissal Letter	DIS			
Appeal Decision Report (APC, City Council)	DT2			
Council Action Document /Other Actions (Mayor, City Council, Coastal Commission)	CAD			
Letter of Extension	EXT			

Maps/Plans	Ext.	Exh. A / Plans # pgs.	Date Scanned/ Scanner	Revised Exh. # pgs.	Date Scanned/ Scanner	Signed Off # pgs.	Date Scanned/ Scanner
Conditions of Approval	CND						
Title/Cover Page	TTL						
Plot Plan	PLP						
Site Plan	STP						
Floor Plan	FLP						
Elevation Plan	ELP						
Equipment Plan	EQP						
Roof Plan	RFP						
Survey	SVY						
Landscape Plan	LNP						
Irrigation Plan	IRG						
Pictures/Photographs	PIC						
Sign Plan	SNP						
Grading Plan	GRD						
Door/Window Sched.	DWS						
Lighting Plan	LTG						
Demolition Plan	DEM						
Tract Map	TTR						
Parcel Map	PRC						

# A G E N D A

## CULTURAL HERITAGE COMMISSION

THURSDAY, JUNE 1, 2006, 10 A.M.

200 N. Spring Street  
Room 1010, City Hall  
Los Angeles, CA 90012

### MEMBERS

Mary Klaus-Martin, President  
Richard Barron, Vice President  
Alma M. Carlisle, Commissioner  
Carlos Singer, Commissioner  
Stanley Stalford, Jr. Commissioner

Gabriele Williams, Commission Executive Assistant II  
(213) 978-1247; FAX (213) 978-1029

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

### POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. 3 through 5.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted \* herein are approximate. Some items may be delayed due to length of discussion of previous items.

**Members of the public who wish to submit written materials on agenda items should submit them prior to the meeting to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, California 90012**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon 72-hour notice, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72-hours prior to the meeting you wish to attend.

**FINALIZATION OF COMMISSION ACTIONS:** In accordance with City Charter Section 32.3, actions of the Cultural Heritage Commission shall become final at expiration of next five meeting days of the Los Angeles City Council during which the Council has convened in regular session.

AGENDA are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California and are accessible through the Internet World Wide Web at [www.lacity.org/PLN](http://www.lacity.org/PLN). Click the "Meetings and Hearings" quick link. CHC agenda are available under any of the seven service areas.

# LOS ANGELES DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

## CULTURAL HERITAGE COMMISSION

**DATE:** June 1, 2006  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 North Spring Street  
Los Angeles, CA 90012

**CASE NO:** CHC-2004-5815-HCM  
**RELATED CASE NOS.** ENV 2003-742-EIR &  
**DIR-2003-741-SPR**  
**CEQA:** SCH # 2003121098 (EIR)  
**Location:** 15357 Magnolia Boulevard  
**Council District:** 2  
**Community Plan Area:** Van Nuys-North  
Sherman Oaks  
**Neighborhood Council:** Sherman Oaks  
**Plan Land Use:** Medium Residential  
**Zone:** R3-1  
**Legal Description:** TR 1201, Lot FR 7, ARB 2,  
Map 171A145, 172-5A145

**REQUEST:** APPROVAL OF MITIGATION MONITORING PROGRAM FOR THE TOWER OF  
WOODEN PALLETS HISTORIC-CULTURAL MONUMENT 184.


**APPLICANT:** 15357 Magnolia Associates, LLC  
Anna Marie Brooks, Owner's Representative

→ PER. M.  
ATTORNEY

- RECOMMENDATION:** That the Cultural Heritage Commission:
- AS THEY RELATE TO HISTORIC RESOURCES*
1. **ADOPT** the Environmental Findings for the project, as described in the Environmental Impact Report, and
  2. **APPROVE WITH CONDITIONS** the Mitigation Monitoring Program Procedures for Historical Resources – Historic American Buildings Survey Report; and
  3. **ADOPT** the report findings

S. GAIL GOLDBERG, AICP  
Director of Planning

  
Robert H. Sutton  
Deputy Director of Planning

  
Lambert Giessinger  
Deputy Historic Preservation Officer  
(213) 978-1200



**ATTACHED EXHIBITS:**

Attachment 1:	Mitigation Monitoring Program
Attachment 2:	Final Environmental Impact Report ENV-2003-0742-EIR (Provided Under Separate Cover)
Exhibit 1:	Zone Information and Map Access System (ZIMAS) Property Profile Map and Report
Exhibit 2:	Final Draft Historic American Building Survey Report

**\*ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, 200 North Spring Street, Room 525, Los Angeles, CA 90012*. While all written communications are given to the Commission for consideration, the initial packets are sent the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

### **PROJECT SUMMARY**

The proposed project is the construction of a new multi-family unit residential building on the site of Los Angeles Historic-Cultural Monument 184, the "Tower of Wooden Pallets" (Tower). The new construction would result in the demolition of the historic monument. The demolition would permit construction of a residential development consisting of 98 dwelling units on the 1.43-acre site. The 98 units would be located in a 45-foot tall structure with three residential levels situated above an at-grade parking garage providing 185 spaces. The residential building would provide a mix of unit types that would include 31 three-bedroom units, 62 four or more bedroom units and 5 smaller units designated "affordable-disabled." The building would incorporate amenities for its residents, including a spa, swimming pool, a recreation room and a gym and security lighting. The building would be designed in a Mediterranean style with smooth painted stucco on the exterior.

On May 21, 2003, the Commission objected to the issuance of a demolition permit for the Tower of Wooden Pallets historic monument for not less than 30 days nor more than 180 days. The time for Commission objection of the demolition permit has run-out. The Environmental Impact Report for the project and demolition of the Historic-Cultural Monument prescribes a Mitigation Monitoring Program. Since the Tower is designated as an Historic-Cultural Monument under the Cultural Heritage Ordinance, demolition of the Tower would result in a significant impact on the environment, as there would be a permanent loss of this historic resource. The significance of the historic resource would be materially impaired by its demolition. Consequently, the demolition of the Tower on the project site would be a significant and unavoidable impact. Commission staff commented on the Draft EIR in 2004 to encourage a preservation alternative to the demolition of the Tower. This alternative was determined to be financially infeasible and the advanced deterioration of the Tower makes it technically infeasible to repair. To staff's knowledge, a stabilization alternative was not explored.

### **FINDINGS**

1. The Commission finds that the Historic American Buildings Survey (HABS) Report is consistent with the prescribed EIR Mitigation Monitoring and Reporting Program for Historic Resources, as shown in Attachment 1, Pages IV-4-5.
2. The Commission finds that the historical importance of the monument warrants additional mitigation through the development of a public interpretive display to be visible from the public right-of-way in front of the property. The Commission shall direct the applicant to prepare a proposal for staff review and approval.

### **CONDITION OF APPROVAL**

1. The project applicant shall work with Cultural Heritage Commission staff to develop a public display reflecting the historical importance of the Tower of Wooden Pallets and utilizing the research contained in the HABS report. The display shall be of a permanent nature, such as a bronze plaque.

### **CONCLUSION**

Archival copies of the HABS report and photographs shall be deposited at the Los Angeles Central Library and a copy retained in the Historic-Cultural Monument file at the Department of City Planning.

## ATTACHMENT 1

### MITIGATION MONITORING PROGRAM

#### MITIGATION MONITORING PROGRAM PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The Los Angeles Department of City Planning (City Planning) is the Lead Agency for the Tower of Wooden Pallets Apartments Project.

A Draft Environmental Impact Report (Draft EIR) has been prepared to address the potential environmental impacts of the project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to mitigate identified potential impacts to a level where no significant impact on the environment would occur. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures required for the Tower of Wooden Pallets Apartments Project. The required mitigation measures are listed and categorized by impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored
  - Pre-Construction, including the design phase
  - Construction
  - Occupancy (post-construction)
- The Enforcement Agency, the agency with the power to enforce the mitigation measure
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMP for the Tower of Wooden Pallets Apartments Project will be in place throughout all phases of the project. The project applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City’s existing planning, engineering, review and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

The substance and timing of each certification report that is submitted to City Planning shall be at the discretion of City Planning. Generally, each report will be submitted to City Planning in a timely manner following completion/implementation of the applicable mitigation measure and shall include sufficient information to reasonably determine whether the intent of the measure has been satisfied. City Planning in conjunction with the project applicant shall assure that project construction occurs in accordance with the MMP. The South Coast Air Quality Management District shall be responsible for the implementation of corrective actions relative to violations of SCAQMD rules associated with mitigation. Departments listed below are all departments of the City of Los Angeles unless otherwise noted.

## **VISUAL RESOURCES**

1. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties;
2. The exterior of the proposed building shall be constructed of materials such as, high-performance, tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Department of Building and Safety, Department of City Planning
<b>Monitoring Agency:</b>	Department of Building and Safety, Department of City Planning

## **AIR QUALITY**

1. All exposed dirt surfaces shall be watered twice daily during hours of construction.

<b>Monitoring Phase:</b>	Construction
<b>Enforcement Agency:</b>	South Coast Air Quality Management District
<b>Monitoring Agency:</b>	Department of Building and Safety

2. All grading activities shall cease during second stage smog alerts and periods of high winds (i.e., greater than 25 mph) if soil is being transported to offsite locations and cannot be controlled by watering.

<b>Monitoring Phase:</b>	Construction
<b>Enforcement Agency:</b>	South Coast Air Quality Management District
<b>Monitoring Agency:</b>	Department of Building and Safety

3. All trucks hauling dirt, sand, soil, or other loose materials offsite shall be covered or wetted or shall maintain at least two feet of freeboard (i.e., minimum vertical distance between the top of

the load and the top of the trailer) to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

4. A construction relations officer shall be appointed by the Applicant to act as a community liaison concerning onsite construction activity, including resolution of issues related to fugitive dust generation.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

5. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators, to the extent feasible.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

6. All access points shall be swept daily.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

7. Construction equipment shall be visually inspected prior to leaving the site and loose dirt shall be washed off with wheel washers, as necessary.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

8. Speed limit on all unpaved construction roads shall be no more than 15 miles per hour.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety



9. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.

Monitoring Phase: Construction  
Enforcement Agency: South Coast Air Quality Management District  
Monitoring Agency: Department of Building and Safety

10. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would be kept with their engines off, when not in use to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.

Monitoring Phase: Construction  
Enforcement Agency: South Coast Air Quality Management District  
Monitoring Agency: Department of Building and Safety

11. Prohibit all construction vehicles from idling in excess of ten minutes, both on-and off-site.

Monitoring Phase: Construction  
Enforcement Agency: South Coast Air Quality Management District  
Monitoring Agency: Department of Building and Safety

12. The applicant shall secure any necessary permits from the SCAQMD.

Monitoring Phase: Construction  
Enforcement Agency: South Coast Air Quality Management District  
Monitoring Agency: Department of Building and Safety

## **CULTURAL RESOURCES**

### **Historic Resources**

1. The demolished buildings shall be documented in a report consistent with Historic American Buildings Survey (HABS) standards. It shall document the significance and physical condition of the buildings proposed for demolition, both historic and current, photographs, written data, and text. The documentation shall include the following:
  - A brief written historic and descriptive report shall be completed in narrative format.
  - A site plan on 8" x 11" paper showing the location of the buildings shall be included. This site plan shall include a photo key.

- A sketch floor plan on 8' x 11" paper.
- Large format (4" x 5" or larger negative size) photographs in accordance with HABS guidelines. Views shall include several contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces.
- Field photographs (35 mm) based on HABS guidelines. Views as detailed in large format photographs.
- Copies or prints of any available original plans and historic photographs.
- Archival stable reproductions of any available significant historic construction drawings and photographs.
- Archival copies of the documentation shall be submitted to the Los Angeles Central Library.

**Monitoring Phase:**

Pre-Construction

**Enforcement Agency:**

California Office of Historic Preservation,  
City of Los Angeles Cultural Heritage Commission  
City of Los Angeles Department of City Planning

**Archaeological Resources**

2. If any archaeological or historical remains are uncovered during excavation or construction, work in the affected area will be suspended. In such an event, a qualified archaeologist will then conduct a survey of the affected area. A preliminary determination will then be made as to the significance of the survey findings.

**Monitoring Phase:**

Construction

**Enforcement Agency:**

Department of Building and Safety

**Monitoring Agency:**

Department of Building and Safety

3. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in the California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the project site outside the area affected by such discovery.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

#### **Paleontological Resources**

4. If any paleontological remains are uncovered during excavation or construction, work in the affected area will be suspected. In such an event, a qualified paleontologist will then conduct a survey of the affected area. A preliminary determination will then be made as to the significance of the survey findings.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

#### **GEOLOGY AND SOILS**

##### **Soil Erosion and Sedimentation**

1. The proposed project shall comply with Chapters 29 and 70 of the California Building Code (CBC) to ensure that uncovered or uncompacted soils are managed to prevent movement.

Monitoring Phase:	Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

2. The proposed project shall comply with SCAQMD Rule 403 - Fugitive Dust during the construction phases of new project development. (See Section IV.C. Air Quality for measures implementing SCAQMD Rule 403).

Monitoring Phase:	Construction
Enforcement Agency:	South Coast Air Quality Management District
Monitoring Agency:	Department of Building and Safety

##### **Geologic/Seismic Hazards**

3. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Los Angeles Department of Building and Safety.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

4. The proposed project shall conform to the City of Los Angeles' Seismic Safety plan.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

#### **Mitigation Measures Recommended in the Preliminary Geotechnical Investigation**

##### *Site Preparation*

5. Remove all fill, loose soils, vegetation and other deleterious materials that conflict with the proposed development.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

6. To minimize the amount of settlement, a minimum of 3 feet of compacted fill soils under the proposed footings shall be overexcavated and recompacted. The proposed development can be supported by conventional spread/continuous footings connected with grade beams and embedded into compacted fill soils.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

7. For the proposed driveway and parking lot, the soil below the proposed subgrade shall be overexcavated 2 feet and extended 2 feet laterally, if applicable, and recompacted to the requirement. The top one-foot of subgrade and aggregate base shall be compacted to a minimum of 95 percent of maximum dry density as the current standard of ASTM D-1557.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

8. Any loose spots, if founded, including the existing basement, shall be overexcavated and recompacted to a minimum of 90 percent of maximum dry density.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

9. All structural fill shall be compacted to a minimum of 90 percent of the maximum dry density in accordance with ASTM Standard D-1557-00

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Department of Building and Safety
<b>Monitoring Agency:</b>	Department of Building and Safety

10. Compacted fill shall be placed in controlled layers, not exceed 8 inches in thickness.

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Department of Building and Safety
<b>Monitoring Agency:</b>	Department of Building and Safety

11. Field density tests shall be performed in accordance with ASTM Standard D-1556-00. Field density tests shall be taken at not more than 2-foot intervals of the fill placed.

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Department of Building and Safety
<b>Monitoring Agency:</b>	Department of Building and Safety

12. All fill placements shall be performed in accordance with the current grading ordinances of the City of Los Angeles and the recommendations of the Preliminary Geotechnical Investigation (April 2004).

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Department of Building and Safety
<b>Monitoring Agency:</b>	Department of Building and Safety

13. All fill placements shall be observed and tested by the representatives of the Geotechnical firm (MTC Engineering, Inc.) prior to placing any fill, steel or concrete.

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Department of Building and Safety
<b>Monitoring Agency:</b>	Department of Building and Safety

#### *Foundation System*

14. The proposed development can be supported by conventional spread/continuous footings embedded into compacted fill soils. Footings may be dimensioned using an allowable net bearing pressure of 2,000 pounds per square foot (psf) for a minimum of 21 inches in width and

24 inches into compacted fill soils. To provide extra resistance, the footings shall be connected with grade beams.

Foundations designed and installed in accordance with the recommendations outlined in the Preliminary Geotechnical Investigation (April 2004) are anticipated to undergo a total settlement of less than one inch. Differential settlement between adjacent columns will be less than ½ inch. Some of the settlement will occur during construction.

The bearing capacity can be increased by one third when considered short duration wind or seismic loads.

A friction coefficient of 0.45 and a lateral bearing of 300 pounds per square foot (psf) per foot of depth, to a maximum of 3000 psf per foot of depth, can be used to resist lateral loads. When combining passive earth pressure and frictional resistance, the passive earth pressure can be combined without deduction.

All footings shall be reinforced with a minimum of two No. 4 rebars near the top and two No. 4 rebars near the bottom.

Prior to the placement of concrete or steel in the footing excavations, an inspection shall be made by representatives of the Geotechnical firm (MTC Engineering, Inc.) to ensure that the footing excavations are free of loose and disturbed soils.

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Department of Building and Safety
<b>Monitoring Agency:</b>	Department of Building and Safety

#### *Slab on Grade*

15. Conventional concrete slab can be used, a minimum thickness of 4 inches and reinforced with No. 4 rebar at spacing of 16 inches, placed at mid-height is required. Heavily loaded floors shall be engineered separately. Slabs shall be underlain by a minimum of 6 mil. Polyethylene moisture barrier at moisture sensitive areas, the moisture barrier shall be sandwiched by two 2-inch coarse sand layers to protect the barrier from punctures. Due to the medium expansive soil encountered, it is suggested that the subsurface soils to 18 inches shall be moisture treated to 4 to 5 percent above optimum moisture content.

<b>Monitoring Phase:</b>	Pre-Construction, Construction
<b>Enforcement Agency:</b>	Department of Building and Safety
<b>Monitoring Agency:</b>	Department of Building and Safety



*Corrosivity Test*

16. Based on the chemical laboratory test results, sulfate test result is 42 parts per million (ppm), Type I or II cement can be used. Chloride value is 99 ppm, pH value is 7.2, and the resistivity value is 1100 ohm-cm (saturated condition). A potential corrosion problem from on-site soil is severe, all the underground pipes and devices shall have corrosion protection.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

*Drainage*

17. Final grading shall provide a positive drainage to divert surface water away from the foundation areas in compliance with the City's grading requirements. All pad drainage shall be collected and diverted away from the proposed buildings in nonerosive devices. Roof gutter shall be provided to collect runoff water and divert to down spouts leading down to the ground surface and discharge off-site. Planters adjacent to buildings or slope shall be designed with concrete bottom and subdrains leading away from the building or slope area. Proper subsurface drainage shall be provided to divert runoff water away from foundation areas. All underground plumbing fixtures shall be absolutely leak free. Proper drainage shall also be provided to divert surface water away from the building pad area during construction. This is especially important when construction takes place during the rainy season.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

**HAZARDS AND HAZARDOUS MATERIALS**

1. Prior to issuance of permits for any demolition activity, a lead-based paint assessment of each existing structure shall be conducted. Lead-based paint found in any buildings shall be removed and disposed of as a hazardous waste in accordance with all applicable regulations.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

2. The services of properly trained and qualified hazardous waste handlers shall be used to perform hazardous waste cleanup or abatement, transportation and disposal prior to construction.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. All site demolition shall be monitored by a mold remediation specialist, who shall have the authority to stop demolition activities if evidence of the presence of mold is detected. If such evidence is detected, the mold remediation specialist shall conduct a survey to determine the nature and the extent of the mold. Should a hazardous mold condition exist on the property, then the project applicant shall be required to remediate the condition in accordance with recommendations of the survey report.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

## NOISE

1. The project shall comply with the City of Los Angeles Noise Ordinances Nos. 144,331 and 161,574, and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

2. Construction shall be restricted to the hours of 7:00 A.M. to 6:00 P.M., Monday through Friday, and 8:00 A.M. to 6:00 on Saturday.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices, where feasible.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

## **PUBLIC SERVICES**

### **Police Protection**

1. Prior to certificate of occupancy, the project applicant shall submit plot plans to the Los Angeles Police Department's Crime Prevention Section for review and comment. Security features shall include the following elements:
  - Design of entryways, lobbies, elevators, and parking areas shall be provided with good illumination and minimum dead space to eliminate areas of concealment;
  - Landscaping shall be designed so as to not conceal potential criminal activities near windows or doors;
  - Outdoor night lighting should be provided to aid crime prevention and enforcement efforts;
  - All garages should be enclosed;
  - Provide solid core doors with deadbolt locks to all units;
  - Entry keys to building will be limited to residents and staff; and
  - The use of louvered windows should be prohibited.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	Police Department, Department of Building and Safety
<b>Monitoring Agency:</b>	Police Department

### **Fire Protection**

1. The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	Department of Building and Safety, Fire Department
<b>Monitoring Agency:</b>	Fire Department

2. The following recommendations of the Fire Department relative to fire safety shall be incorporated into building plans, which includes the submittal of a plot plan for approval by the Fire Department prior to the approval of a building permit.

- During demolition, the Fire Department access will remain clear and unobstructed.
- The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
- Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designed fire lane to the main entrance, or exit of individual units.
- The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- Adequate public and private fire hydrants shall be required.
- Sprinkler systems, and fire extinguishers shall be required
- Access for Fire Department apparatus and personnel to and into all structures shall be required.
- The Fire Department will require additional vehicular access where buildings exceed 28 feet in height.
- Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along a path of travel. Exception: Dwelling unit travel distance shall be computed to front of door of unit.

- No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- Submit plot plans for Fire Department approval of access and fire hydrants.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	Department of Building and Safety, Fire Department
<b>Monitoring Agency:</b>	Fire Department

### Schools

1. The applicant shall pay the required school fees to the LAUSD in accordance with Alternative Level 2 residential developer fees required by California Government Code Section 65995.5 7.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	LAUSD
<b>Monitoring Agency:</b>	LAUSD

### TRANSPORTATION AND TRAFFIC

The proposed project would not result in any potentially significant traffic or parking impacts and no mitigation measures are required. However, in response to comments submitted by the Los Angeles Department of Transportation, the following mitigation measure has been added, which will further reduce impacts:

1. Adaptive Traffic Control Systems (ATCS) Upgrade: the project applicant shall fund a proportionate share of the cost for the design and construction of the Victory/Ventura Corridor ATCS Upgrade. The project's proportionate share of the cost for the Victory/Ventura Corridor ATCS Upgrade is equal to the average ATCS Upgrade cost per intersection, which currently is \$20,000. ATCS improvements shall be guaranteed through a cash payment prior to the issuance of any building permit. Since the cost of ATCS improvements are reviewed and adjusted periodically, the actual cost may change depending on when payment is made. Funding of ATCS improvements must be guaranteed before the completion of the upgrade in order to qualify as a mitigation measure for this project.

<b>Monitoring Phase:</b>	Pre-Construction
<b>Enforcement Agency:</b>	Department of Transportation
<b>Monitoring Agency:</b>	Department of Transportation

2. Highway Dedication and Improvements: the project shall provide a 5 foot dedication along the entire project frontage to provide for future extension of Magnolia Blvd. as a Secondary Highway.

**Monitoring Phase:**

Pre-Construction

**Enforcement Agency:**

Department of Transportation

**Monitoring Agency:**

Department of Transportation



# LOS ANGELES DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

## CULTURAL HERITAGE COMMISSION

**DATE:** June 1, 2006  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 North Spring Street  
Los Angeles, CA 90012

**CASE NO:** CHC-2004-5815-HCM  
**RELATED CASE NOS.** ENV 2003-742-EIR &  
DIR-2003-741-SPR  
**CEQA:** SCH # 2003121098 (EIR)  
**Location:** 15357 Magnolia Boulevard  
**Council District:** 2  
**Community Plan Area:** Van Nuys-North  
Sherman Oaks  
**Neighborhood Council:** Sherman Oaks  
**Plan Land Use:** Medium Residential  
**Zone:** R3-1  
**Legal Description:** TR 1201, Lot FR 7, ARB 2,  
Map 171A145, 172-5A145



**REQUEST:** APPROVAL OF MITIGATION MONITORING PROGRAM FOR THE TOWER OF  
WOODEN PALLETS HISTORIC-CULTURAL MONUMENT 184.

**APPLICANT:** 15357 Magnolia Associates, LLC  
Anna Marie Brooks, Owner's Representative

**RECOMMENDATION:** That the Cultural Heritage Commission:

1. **ADOPT** the Environmental Findings for the project, as described in the Environmental Impact Report, and
2. **APPROVE WITH CONDITIONS** the Mitigation Monitoring Program Procedures for Historical Resources – Historic American Buildings Survey Report; and
3. **ADOPT** the report findings

S. GAIL GOLDBERG, AICP  
Director of Planning

  
\_\_\_\_\_  
Robert H. Sutton  
Deputy Director of Planning  
\_\_\_\_\_  
Lambert Giessinger  
Deputy Historic Preservation Officer  
(213) 978-1200

### **PROJECT SUMMARY**

The proposed project is the construction of a new multi-family unit residential building on the site of Los Angeles Historic-Cultural Monument 184, the "Tower of Wooden Pallets" (Tower). The new construction would result in the demolition of the historic monument. The demolition would permit construction of a residential development consisting of 98 dwelling units on the 1.43-acre site. The 98 units would be located in a 45-foot tall structure with three residential levels situated above an at-grade parking garage providing 185 spaces. The residential building would provide a mix of unit types that would include 31 three-bedroom units, 62 four or more bedroom units and 5 smaller units designated "affordable-disabled." The building would incorporate amenities for its residents, including a spa, swimming pool, a recreation room and a gym and security lighting. The building would be designed in a Mediterranean style with smooth painted stucco on the exterior.

On May 21, 2003, the Commission objected to the issuance of a demolition permit for the Tower of Wooden Pallets historic monument for not less than 30 days nor more than 180 days. The time for Commission objection of the demolition permit has run-out. The Environmental Impact Report for the project and demolition of the Historic-Cultural Monument prescribes a Mitigation Monitoring Program. Since the Tower is designated as an Historic-Cultural Monument under the Cultural Heritage Ordinance, demolition of the Tower would result in a significant impact on the environment, as there would be a permanent loss of this historic resource. The significance of the historic resource would be materially impaired by its demolition. Consequently, the demolition of the Tower on the project site would be a significant and unavoidable impact. Commission staff commented on the Draft EIR in 2004 to encourage a preservation alternative to the demolition of the Tower. This alternative was determined to be financially infeasible and the advanced deterioration of the Tower makes it technically infeasible to repair. To staff's knowledge, a stabilization alternative was not explored.

### **FINDINGS**

1. The Commission finds that the Historic American Buildings Survey (HABS) Report is consistent with the prescribed EIR Mitigation Monitoring and Reporting Program for Historic Resources, as shown in Attachment 1, Pages IV-4-5.
2. The Commission finds that the historical importance of the monument warrants additional mitigation through the development of a public interpretive display to be visible from the public right-of-way in front of the property. The Commission shall direct the applicant to prepare a proposal for staff review and approval.

### **CONDITION OF APPROVAL**

1. The project applicant shall work with Cultural Heritage Commission staff to develop a public display reflecting the historical importance of the Tower of Wooden Pallets and utilizing the research contained in the HABS report. The display shall be of a permanent nature, such as a bronze plaque.

### **CONCLUSION**

Archival copies of the HABS report and photographs shall be deposited at the Los Angeles Central Library and a copy retained in the Historic-Cultural Monument file at the Department of City Planning.

## MITIGATION MONITORING PROGRAM

### MITIGATION MONITORING PROGRAM PROCEDURES

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the CEQA Guidelines provides additional direction on mitigation monitoring or reporting). The Los Angeles Department of City Planning (City Planning) is the Lead Agency for the Tower of Wooden Pallets Apartments Project.

A Draft Environmental Impact Report (Draft EIR) has been prepared to address the potential environmental impacts of the project. Where appropriate, this environmental document identified project design features or recommended mitigation measures to avoid or to mitigate identified potential impacts to a level where no significant impact on the environment would occur. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures required for the Tower of Wooden Pallets Apartments Project. The required mitigation measures are listed and categorized by impact area, with an accompanying identification of the following:

- Monitoring Phase, the phase of the project during which the mitigation measure shall be monitored
  - Pre-Construction, including the design phase
  - Construction
  - Occupancy (post-construction)
- The Enforcement Agency, the agency with the power to enforce the mitigation measure
- The Monitoring Agency, the agency to which reports involving feasibility, compliance, implementation and development are made.

The MMP for the Tower of Wooden Pallets Apartments Project will be in place throughout all phases of the project. The project applicant shall be responsible for implementing all mitigation measures unless otherwise noted. The applicant shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented. The City’s existing planning, engineering, review and inspection processes will be used as the basic foundation for the MMP procedures and will also serve to provide the documentation for the reporting program.

the load and the top of the trailer) to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

4. A construction relations officer shall be appointed by the Applicant to act as a community liaison concerning onsite construction activity, including resolution of issues related to fugitive dust generation.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

5. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators, to the extent feasible.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

6. All access points shall be swept daily.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

7. Construction equipment shall be visually inspected prior to leaving the site and loose dirt shall be washed off with wheel washers, as necessary.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

8. Speed limit on all unpaved construction roads shall be no more than 15 miles per hour.

**Monitoring Phase:** Construction  
**Enforcement Agency:** South Coast Air Quality Management District  
**Monitoring Agency:** Department of Building and Safety

- A sketch floor plan on 8' x 11" paper.
- Large format (4" x 5" or larger negative size) photographs in accordance with HABS guidelines. Views shall include several contextual views, all exterior elevations, detailed views of significant exterior architectural features, and interior views of significant historical architectural features or spaces.
- Field photographs (35 mm) based on HABS guidelines. Views as detailed in large format photographs.
- Copies or prints of any available original plans and historic photographs.
- Archival stable reproductions of any available significant historic construction drawings and photographs.
- Archival copies of the documentation shall be submitted to the Los Angeles Central Library.

**Monitoring Phase:**

Pre-Construction

**Enforcement Agency:**

California Office of Historic Preservation,  
City of Los Angeles Cultural Heritage Commission  
City of Los Angeles Department of City Planning

#### **Archaeological Resources**

2. If any archaeological or historical remains are uncovered during excavation or construction, work in the affected area will be suspended. In such an event, a qualified archaeologist will then conduct a survey of the affected area. A preliminary determination will then be made as to the significance of the survey findings.

**Monitoring Phase:**

Construction

**Enforcement Agency:**

Department of Building and Safety

**Monitoring Agency:**

Department of Building and Safety

3. In the event that human remains are discovered, there shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in the California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify those persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. Excavation or disturbance may continue in other areas of the project site outside the area affected by such discovery.

4. The proposed project shall conform to the City of Los Angeles' Seismic Safety plan.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

#### Mitigation Measures Recommended in the Preliminary Geotechnical Investigation

##### *Site Preparation*

5. Remove all fill, loose soils, vegetation and other deleterious materials that conflict with the proposed development.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

6. To minimize the amount of settlement, a minimum of 3 feet of compacted fill soils under the proposed footings shall be overexcavated and recompacted. The proposed development can be supported by conventional spread/continuous footings connected with grade beams and embedded into compacted fill soils.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

7. For the proposed driveway and parking lot, the soil below the proposed subgrade shall be overexcavated 2 feet and extended 2 feet laterally, if applicable, and recompacted to the requirement. The top one-foot of subgrade and aggregate base shall be compacted to a minimum of 95 percent of maximum dry density as the current standard of ASTM D-1557.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

8. Any loose spots, if founded, including the existing basement, shall be overexcavated and recompacted to a minimum of 90 percent of maximum dry density.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety



24 inches into compacted fill soils. To provide extra resistance, the footings shall be connected with grade beams.

Foundations designed and installed in accordance with the recommendations outlined in the Preliminary Geotechnical Investigation (April 2004) are anticipated to undergo a total settlement of less than one inch. Differential settlement between adjacent columns will be less than 1/2 inch. Some of the settlement will occur during construction.

The bearing capacity can be increased by one third when considered short duration wind or seismic loads.

A friction coefficient of 0.45 and a lateral bearing of 300 pounds per square foot (psf) per foot of depth, to a maximum of 3000 psf per foot of depth, can be used to resist lateral loads. When combining passive earth pressure and frictional resistance, the passive earth pressure can be combined without deduction.

All footings shall be reinforced with a minimum of two No. 4 rebars near the top and two No. 4 rebars near the bottom.

Prior to the placement of concrete or steel in the footing excavations, an inspection shall be made by representatives of the Geotechnical firm (MTC Engineering, Inc.) to ensure that the footing excavations are free of loose and disturbed soils.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

#### *Slab on Grade*

15. Conventional concrete slab can be used, a minimum thickness of 4 inches and reinforced with No. 4 rebar at spacing of 16 inches, placed at mid-height is required. Heavily loaded floors shall be engineered separately. Slabs shall be underlain by a minimum of 6 mil. Polyethylene moisture barrier at moisture sensitive areas, the moisture barrier shall be sandwiched by two 2-inch coarse sand layers to protect the barrier from punctures. Due to the medium expansive soil encountered, it is suggested that the subsurface soils to 18 inches shall be moisture treated to 4 to 5 percent above optimum moisture content.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. All site demolition shall be monitored by a mold remediation specialist, who shall have the authority to stop demolition activities if evidence of the presence of mold is detected. If such evidence is detected, the mold remediation specialist shall conduct a survey to determine the nature and the extent of the mold. Should a hazardous mold condition exist on the property, then the project applicant shall be required to remediate the condition in accordance with recommendations of the survey report.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

## NOISE

1. The project shall comply with the City of Los Angeles Noise Ordinances Nos. 144,331 and 161,574, and any subsequent ordinances which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

2. Construction shall be restricted to the hours of 7:00 A.M. to 6:00 P.M., Monday through Friday, and 8:00 A.M. to 6:00 on Saturday.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

3. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices, where feasible.

Monitoring Phase:	Pre-Construction, Construction
Enforcement Agency:	Department of Building and Safety
Monitoring Agency:	Department of Building and Safety

- During demolition, the Fire Department access will remain clear and unobstructed.
- The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.
- Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
- Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designed fire lane to the main entrance, or exit of individual units.
- The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- Adequate public and private fire hydrants shall be required.
- Sprinkler systems, and fire extinguishers shall be required
- Access for Fire Department apparatus and personnel to and into all structures shall be required.
- The Fire Department will require additional vehicular access where buildings exceed 28 feet in height.
- Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
- Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
- No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along a path of travel. Exception: Dwelling unit travel distance shall be computed to front of door of unit.

2. Highway Dedication and Improvements: the project shall provide a 5 foot dedication along the entire project frontage to provide for future extension of Magnolia Blvd. as a Secondary Highway.

Monitoring Phase:

Pre Construction

Enforcement Agency:

Department of Transportation

Monitoring Agency:

Department of Transportation

**CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD**

Please **PRINT** LEGIBLY and submit card to the commission staff when completed.

Date: **June 01, 2006**

ITEM NO. 4

Case No. **CHC 2004-5815-HCM**I wish to speak before the Commission: **CULTURAL HERITAGE COMMISSION****CHECKMARK GENERAL PUBLIC COMMENT, OR TO SPEAK FOR OR AGAINST THE PROPOSAL**

(☒) **FOR PROPOSAL**      ( ) **AGAINST PROPOSAL**      ( ) **GENERAL COMMENTS**

Name: **ANNA MARIE BROOKS** Business or Organization Affiliation: \_\_\_\_\_Address: **1109 4TH AVE** **LOS ANGELES** **CA** **90019**  
Street City State Zip CodeBusiness phone: **310-650-2143**  
Representing: ☐ Mayor ☐ Council District No. : \_\_\_\_\_  
☐ Applicant/Representative ☒ Owner/Representative  
☐ Certified Neighborhood Council**CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:** ☒Client Name: **WESTGATE GROUP** Phone #: \_\_\_\_\_  
Client Address: **3355 MOTOR AVE** **LA** **CA** **90034**  
Street City State Zip Code*Please see reverse of card for important information***CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD**

Please **PRINT** LEGIBLY and submit card to the commission staff when completed.

Date: **June 01, 2006**

ITEM NO. 4

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(☒) **FOR PROPOSAL**      ( ) **AGAINST PROPOSAL**      ( ) **GENERAL COMMENTS**

Name: **Fred Gaines** Business or Organization Affiliation: **Gaines & Stacey LLC**Address: **16633 Ventura Blvd, Ste. 1220** **Encino** **CA** **91436**  
Street City State Zip CodeBusiness phone: **818 933 0200**  
Representing: ☐ Mayor ☐ Council District No. : \_\_\_\_\_  
☐ Applicant/Representative ☒ Owner/Representative  
☐ Certified Neighborhood Council**CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:** ☒Client Name: **Westgate Group, Inc. - 15357 Magnolia Assoc.** Phone #: **310 837 9908**Client Address: **3355 Motor Ave** **LA, CA** **90034**  
Street City State Zip Code*Please see reverse of card for important information*

**CITY OF LOS ANGELES PLANNING DEPARTMENT SPEAKER CARD**

Please PRINT LEGIBLY and submit card to the commission staff when completed.

Date: **June 01, 2006**ITEM NO. **4**Case No. **CHC 2004-5815-HCM**I wish to speak before the Commission: **CULTURAL HERITAGE COMMISSION****CHECKMARK GENERAL PUBLIC COMMENT, OR TO SPEAK FOR OR AGAINST THE PROPOSAL**☐ FOR PROPOSAL☐ AGAINST PROPOSAL☒ GENERAL COMMENTS

Name: Michael CORNWELL Business or Organization Affiliation: Pasadena, Ca  
Address: one South Orange Grove Blvd Unit #2 91105  
Street City State Zip Code  
Business phone: 310 387-9248  
Representing: ☐ Mayor ☐ Council District No. : \_\_\_\_\_  
☐ Applicant/Representative ☐ Owner/Representative  
☐ Certified Neighborhood Council

**CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:** ☐

Client Name: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Client Address: \_\_\_\_\_  
Street City State Zip Code

Please see reverse of card for important information

# CULTURAL HERITAGE COMMISSION DETERMINATION LETTER REQUEST SIGN UP SHEET

COMMISSION MEETING DATE: JUNE 01, 2006

ITEM NO: 4

CASE NO: CHC 2004-5815-HCM

If you would like a copy of the Commission Determination Letter for the above case number, fill in the following information below.

**PLEASE PRINT AND WRITE LEGIBLY**

Name	Address	City	Zip Code
1. Michael CORKWILL	ONE So ORANGE GROVE Blvd	#2 Pasadena Ca Pasadena	91105
2.			
3. Fred Gaines	16633 Ventura Blvd Ste. 1230	Encino, CA	91436
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			





## OFFICE OF HISTORIC RESOURCES

City Hall • 200 N. Spring Street, Room 667 • Los Angeles, CA 90012

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May 18, 2006

TO: Cultural Heritage Commission

FROM: Lambert M. Giessinger, Architect  
Deputy Historic Preservation Officer

SUBJECT: **Tower of Wooden Pallets**

The attached Environmental Impact Report (EIR) is being transmitted to the Commission in advance of the June 1 hearing on this item. The EIR identifies the required mitigation measures for Commission approval. Copies of the mitigation measures shall be transmitted to the Commission along with the packets for the June 1 meeting.

If there are any questions, I may be reached at (213) 978-1200.



## HISTORIC PRESERVATION


City Hall • 200 N. Spring Street, Room 667 • Los Angeles, CA 90012

---



October 14, 2004

TO: Jimmy C. Liao  
Project Coordinator

FROM: Lambert M. Giessinger, Architect   
Deputy Historic Preservation Officer

SUBJECT: **TOWER OF WOODEN PALLETS APARTMENTS**  
**EIR-2003-0742**

Thank you for the opportunity to comment on the above-referenced Draft EIR. The following comments are offered for your review:

Section VI - ALTERNATIVES TO THE PROPOSED PROJECT does not adequately address the Restoration/Preservation Alternative. It states that this alternative was rejected due to the advanced state of deterioration of the monument and the inaccessibility as a result of trash and debris on the site. If the trash and debris were removed, could alternatives to the stabilization/preservation of the monument be explored? There is no analysis, beyond the statement that the monument is deteriorated, to substantiate that it cannot be preserved.

Additionally, there is no analysis to show a feasible development around a preserved monument. Under CEQA, and recognized preservation practice in California, this may suggest the superior alternative. If there are any questions, I may be reached at (213) 978-1200.



## HISTORIC PRESERVATION


City Hall • 200 N. Spring Street, Room 667 • Los Angeles, CA 90012

---



October 14, 2004

TO: Jimmy C. Liao  
Project Coordinator

FROM: Lambert M. Giessinger, Architect   
Deputy Historic Preservation Officer

SUBJECT: **TOWER OF WOODEN PALLETS APARTMENTS**  
**EIR-2003-0742**

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Additionally, there is no analysis to show a feasible development around a preserved monument. Under CEQA, and recognized preservation practice in California, this may suggest the superior alternative. If there are any questions, I may be reached at (213) 978-1200.

FRED GAINES  
SHERMAN L. STACEY  
LISA A. WEINBERG  
REBECCA A. THOMPSON  
NANCY SESSIONS-STACEY  
KIMBERLY A. RIBLE  
- a professional corporation

LAW OFFICES OF  
**GAINES & STACEY LLP**  
16633 VENTURA BOULEVARD, SUITE 1150  
ENCINO, CA 91436-1865

TELEPHONE (818) 593-6355  
(310) 394-1163  
FACSIMILE (818) 593-6366  
INTERNET: WWW.GAINESLAW.COM

**FAX TRANSMITTAL**

**TO:** Mary Klaus-Martin, Esq. **FAX #:** (213) 473-8352

**FROM:** Fred Gaines, Esq. **DATE:** October 31, 2003

Number of pages including this cover page:

**Re:** 15357 Magnolia Boulevard, Sherman Oaks  
Tower of Wooden Pallets - HCM #184  
Support for Staff Recommendation to Cease Objection to Demolition  
Hearing Date: November 5, 2003 - Agenda Item #3

**MESSAGE:** Attached please find correspondence regarding the above-referenced matter.

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is PRIVILEGED, CONFIDENTIAL and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original to us by mail without making a copy. Thank you.

---

If there is a problem with transmission or if all pages are not received, please call Karina Whorton at (818) 593-6355 for retransmission.

---

FRED GAINES  
SHERMAN L. STACEY  
LISA A. WEINBERG\*  
REBECCA A. THOMPSON  
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October 31, 2003

**ORIGINAL SENT BY U.S. MAIL**

**VIA FACSIMILE (213) 473-8352**

Mary Klaus-Martin, Vice President  
Cultural Heritage Commission  
City of Los Angeles  
433 South Spring Street, Tenth Floor  
Los Angeles California 90013

Re: 15357 Magnolia Boulevard, Sherman Oaks  
Tower of Wooden Pallets - HCM #184  
Support for Staff Recommendation to Cease Objection to Demolition  
Hearing Date: November 5, 2003 - Agenda Item #3

Dear Vice President Klaus-Martin and Honorable Commissioners:

This office represents James Van Meter, Conservator for Baron Van Meter, owner of the above-addressed property. At your last hearing regarding this matter on August 6, 2003, you continued this matter in order to allow more time for the preservation proponents to come forward with some report or plan. No such submission has been made. As a result, we again urge your support for the recommendation made by Jay Oren, Staff Architect, in his Staff Report dated July 31, 2003. Specifically, we urge the Commission to take no action to petition the City Council to continue the objection to the pending demolition permit.

**Proponents Failed to Meet Deadline**

At this point, the question for you is whether or not to ask the City Council to extend the objection to the pending demolition permit as was imposed by your action of May 21, 2003. City Administrative Code §4.22.133 sets forth that:

"At the end of the first 30 days, the proponents of preservation of the building, structure or site shall report their progress to the Commission which may, upon review of the progress report, withdraw and cancel the objection to proposed demolition, major alteration or removal."

Mary Klaus-Martin  
October 31, 2003  
Page 2

The 30 day deadline is mandatory. No such proponent of preservation has provided any report within 30 days or since.

**The Structure is Hazardous**

The City Department of Building and Safety has recorded a Notice of Hazardous Structure against the property. The only reason they have determined that demolition is not "immediately necessary" is because the site has been unoccupied and secured with locks and fencing. If anyone would actually attempt to make any use of this site, demolition would be considered immediately necessary. As a result, our client can make no beneficial use of the site.

**Pretext for Opposition to New Apartments**

Based on our discussions with both the City Council Office and representatives of the adjacent property owners, the only real concern is the future development of the site, and not with pursuing any long term preservation of the designated structure. We urge the Commission not to allow the City's historic designation process to be used by the project opponents as a political strategy regarding the proposed development project.

**Efforts to Memorialize**

Our client would like to make appropriate arrangements to memorialize the Tower of Wooden Pallets post demolition. To that end, attached please find our client's suggestions in this regard. The comments we have received to date from the Commission and the Commission Staff regarding these proposed conditions have been positive. We have received no comments whatsoever from the project opponents.

Again, we urge the Commission to adopt the Staff Recommendation to cease objection to the demolition permit.

Thank you for your consideration. As always, please do not hesitate to contact me at any time with any questions or comments you may have.

Sincerely,

GAINES & STACEY LLP

By

  
FRED GAINES

Mary Klaus-Martin

October 31, 2003

Page 3

cc: All Commission Members  
Jay Oren, Staff Architect  
The Honorable Wendy Greuel

**SUGGESTIONS TO MEMORIALIZE  
THE TOWER OF WOODEN PALLETS  
POST-DEMOLITION**

The Tower of Wooden Pallets can be remembered and memorialized in many different ways. The following suggestions are submitted merely for discussion purposes only and do not reflect a commitment, absent subsequent agreement:

1. Items can be displayed in a display case, including photographs of the Tower of Wooden Pallets as well as of Daniel and Baron Van Meter. Newspaper articles about the Tower of Wooden Pallets can also be displayed. If properly treated, a piece of wood from the original Tower can also be included within the display case. These items would memorialize the Tower in an appropriate manner.
2. A bronze (or other suitable and durable) plaque could be placed (with the City's permission) on a pole in front of the property to mark the site where the Tower of Wooden Pallets once stood.
3. A bronze plaque could be placed on the sidewalk (similar to the Hollywood "stars") indicating that the Tower once stood on the premises.



## **A G E N D A**

### **CULTURAL HERITAGE COMMISSION**

**WEDNESDAY, SEPTEMBER 3, 2003, 10:00 A.M.**

**433 South Spring Street, 10th Floor  
Los Angeles, CA 90013**

#### **MEMBERS**

Michael A. Cornwell, President  
Mary Klaus-Martin, Vice President  
Alma M. Carlisle  
Johnny Grant  
Holly A. Wyman

**1. PUBLIC COMMENT PERIOD**

Members of the public may address the Commission on matters germane to the Commission but not on the printed agenda. This period will not exceed three minutes per individual.

**2. GENERAL MANAGER'S REPORT**

**3. TITLE INSURANCE BUILDING, 456 South Spring Street, C.D. 9**  
Review of Historic-Cultural Monument Application. Motion Required.

**4. ANGELUS FUNERAL HOME, 1030 East Jefferson Boulevard, C.D. 9**  
Review of Historic-Cultural Monument Application. Motion Required.

**5. HARRY HAY HOUSE, 2328 Cove Avenue, C.D. 13**  
Review of Historic-Cultural Monument Application. Motion Required.

**6. EL CADIZ APARTMENTS, 1721 North Sycamore Avenue, C.D. 13**  
Review of Historic-Cultural Monument Application. Motion Required.

**7. TOBERMAN HOUSE, 1749 North Harvard Boulevard, C.D. 4**  
Final Determination of Monument Status After Inspection. Motion Required.

**8. STAFF REPORT**

- a. Certified Local Government Commission Approval of Draft Ordinance  
(Held in City Attorney's Office)

## A G E N D A

### CULTURAL HERITAGE COMMISSION

WEDNESDAY, AUGUST 6, 2003, 10:00 A.M.

433 South Spring Street, 10th Floor  
Los Angeles, CA 90013

#### MEMBERS

Michael A. Cornwell, President  
Mary Klaus-Martin, Vice President  
Alma M. Carlisle  
Johnny Grant  
Holly A. Wyman

- ✓ 1. **PUBLIC COMMENT PERIOD**  
Members of the public may address the Commission on matters germane to the Commission but not on the printed agenda. This period will not exceed three minutes per individual.
- ✓ 2. **GENERAL MANAGER'S REPORT**
- ✓ 3. **DURHAM HOUSE, 1851 Kelton Avenue, HCM #745, C. D. 5**  
Request to Council for Additional 180-Day Extension of Objection to Demolition Permit.  
Motion Required.
- ✓ 4. **PENGELLY HOUSE, 1845 Kelton Avenue, HCM #746, C. D. 5**  
Request to Council for Additional 180-Day Extension of Objection to Demolition Permit.  
Motion Required.
- ✓ 5. **SIPLE HOUSE 1841 - 1843 Kelton Avenue, HCM #747, C. D. 5**  
Request to Council for Additional 180-Day Extension of Objection to Demolition Permit.  
Motion Required.
- ✓ 6. **GENERAL PETROLEUM BUILDING, 612 S. Flower Street, C.D. 9**  
Final Determination of Monument Status After Inspection. Motion Required.
- ✓ 7. **BLACKSTONE'S DEPARTMENT STORE, 901 S. Broadway, C.D. 14**  
Final Determination of Monument Status After Inspection. Motion Required.
- ✓ 8. **TEMPLE MISHKON TEPHILO, 206 Main Street, C.D. 6**  
Final Determination of Monument Status After Inspection. Motion Required.
9. **TOWER OF WOODEN PALLETS, 15357 Magnolia Boulevard, HCM #184, C. D. 11**  
30-Day Progress Report by Preservation Proponents and Reconsideration of Demolition Permit Objection.
10. **HOLIDAY BOWL, 3730 South Crenshaw Boulevard, HCM #688, C. D. 10**  
Report by Cultural Heritage Commission Subcommittee on Progress of Design Review Activities.

→ 1st mtg in October (return)

## A G E N D A

### CULTURAL HERITAGE COMMISSION

WEDNESDAY, JULY 16, 2003, 9:00 A.M.

433 South Spring Street, 10th Floor  
Los Angeles, CA 90013

#### Note: Meeting Time Change

#### MEMBERS

Michael A. Cornwell, President  
Mary Klaus-Martin, Vice President  
Alma M. Carlisle  
Johnny Grant  
Holly A. Wyman

1. PUBLIC COMMENT PERIOD

Members of the public may address the Commission on matters germane to the Commission but not on the printed agenda. This period will not exceed three minutes per individual.

2. NEXT MEETING DATE: WEDNESDAY, AUGUST 6, 2003, 10:00 A.M.

3. INSPECTION TOURS

Pershing Square Building, 448 S. Hill Street, C.D. 14  
General Petroleum Building, 612 S. Flower Street, C.D. 9  
Blackstone's Department Store, 901 S. Broadway, C.D. 14  
~~Tower of Wooden Pallets, 15357 Magnolia Boulevard, C.D. 2, HCM #184~~  
Temple Mishkon Tephilo, 206 Main Street, C.D. 11

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon 72-hour notice, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72-hours prior to the meeting you wish to attend. For more information, please contact Isabel Rosas (213) 473-7720.

FINALIZATION OF COMMISSION ACTIONS: In accordance with City Charter Section 32.3, actions of the Cultural Heritage Commission shall become final at expiration of next five meeting days of the Los Angeles City Council during which the Council has convened in regular session

THIS AGENDA IS AVAILABLE ON THE INTERNET AT [www.culturela.org](http://www.culturela.org) or [www.lacity.org](http://www.lacity.org)

FRED GAINES  
SHERMAN L. STACEY  
LISA A. WEINBERG\*  
REBECCA A. THOMPSON  
NANCY SESSIONS-STACEY  
KIMBERLY A. RIBLE  
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(310) 394-1163  
FACSIMILE (818) 593-6356  
INTERNET: WWW.GAINESLAW.COM

October 31, 2003

**ORIGINAL SENT BY U.S. MAIL**

**VIA FACSIMILE (213) 473-8352**

Mary Klaus-Martin, Vice President  
Cultural Heritage Commission  
City of Los Angeles  
433 South Spring Street, Tenth Floor  
Los Angeles California 90013

Re: 15357 Magnolia Boulevard, Sherman Oaks  
Tower of Wooden Pallets - HCM #184  
Support for Staff Recommendation to Cease Objection to Demolition  
Hearing Date: November 5, 2003 - Agenda Item #3

Dear Vice President Klaus-Martin and Honorable Commissioners:

This office represents James Van Meter, Conservator for Baron Van Meter, owner of the above-addressed property. At your last hearing regarding this matter on August 6, 2003, you continued this matter in order to allow more time for the preservation proponents to come forward with some report or plan. No such submission has been made. As a result, we again urge your support for the recommendation made by Jay Oren, Staff Architect, in his Staff Report dated July 31, 2003. Specifically, we urge the Commission to take no action to petition the City Council to continue the objection to the pending demolition permit.

**Proponents Failed to Meet Deadline**

At this point, the question for you is whether or not to ask the City Council to extend the objection to the pending demolition permit as was imposed by your action of May 21, 2003. City Administrative Code §4.22.133 sets forth that:

“At the end of the first 30 days, the proponents of preservation of the building, structure or site shall report their progress to the Commission which may, upon review of the progress report, withdraw and cancel the objection to proposed demolition, major alteration or removal.”

Mary Klaus-Martin  
October 31, 2003  
Page 2

The 30 day deadline is mandatory. No such proponent of preservation has provided any report within 30 days or since.

### **The Structure is Hazardous**

The City Department of Building and Safety has recorded a Notice of Hazardous Structure against the property. The only reason they have determined that demolition is not "immediately necessary" is because the site has been unoccupied and secured with locks and fencing. If anyone would actually attempt to make any use of this site, demolition would be considered immediately necessary. As a result, our client can make no beneficial use of the site.

### **Pretext for Opposition to New Apartments**

Based on our discussions with both the City Council Office and representatives of the adjacent property owners, the only real concern is the future development of the site, and not with pursuing any long term preservation of the designated structure. We urge the Commission not to allow the City's historic designation process to be used by the project opponents as a political strategy regarding the proposed development project.

### **Efforts to Memorialize**

Our client would like to make appropriate arrangements to memorialize the Tower of Wooden Pallets post demolition. To that end, attached please find our client's suggestions in this regard. The comments we have received to date from the Commission and the Commission Staff regarding these proposed conditions have been positive. We have received no comments whatsoever from the project opponents.

Again, we urge the Commission to adopt the Staff Recommendation to cease objection to the demolition permit.

Thank you for your consideration. As always, please do not hesitate to contact me at any time with any questions or comments you may have.

Sincerely,

GAINES & STACEY LLP

By

  
FRED GAINES

Mary Klaus-Martin

October 31, 2003

Page 3

cc: All Commission Members  
Jay Oren, Staff Architect  
The Honorable Wendy Greuel

**SUGGESTIONS TO MEMORIALIZE  
THE TOWER OF WOODEN PALLETS  
POST-DEMOLITION**

The Tower of Wooden Pallets can be remembered and memorialized in many different ways. The following suggestions are submitted merely for discussion purposes only and do not reflect a commitment, absent subsequent agreement:

1. Items can be displayed in a display case, including photographs of the Tower of Wooden Pallets as well as of Daniel and Baron Van Meter. Newspaper articles about the Tower of Wooden Pallets can also be displayed. If properly treated, a piece of wood from the original Tower can also be included within the display case. These items would memorialize the Tower in an appropriate manner.
2. A bronze (or other suitable and durable) plaque could be placed (with the City's permission) on a pole in front of the property to mark the site where the Tower of Wooden Pallets once stood.
3. A bronze plaque could be placed on the sidewalk (similar to the Hollywood "stars") indicating that the Tower once stood on the premises.

# THOMAS A. TESTI, ESQ.

P.O. Box 413  
Fairview, PA 16415

---

Telephone (814) 474-2200

Fax (814) 474-1902

July 7, 2003

Mr. Michael A. Cornwell, President  
Cultural Heritage Commission  
433 South Spring Street, 10<sup>th</sup> Floor  
Los Angeles, CA 90013

Dear Mr. Cornwell:

Re: **Tower of Wooden Pallets**, 15357 Magnolia Boulevard  
**HCM # 184**

I trust that everyone has received the initial package of information that I forwarded to you last week. It is my opinion that the Tower of Wooden Pallets is structurally unsafe and that it accordingly presents itself as a safety and health hazard. I can assure you all that diligent efforts have been made to keep the property secure, however, a full and complete resolution of the safety issues would be best achieved, in my opinion, if my client would be permitted to remove the structure and move forward with finalization of the site review plan.

It would appear that the Commission may wish to conduct a personal inspection of the premises; if so, my client would be delighted to cooperate and facilitate any such inspection by the Cultural Heritage Commission. I believe that the photographs that you have within your file are probably very illuminating, however, a picture can only go so far in allowing for a full appreciation of the nature and extent of the deterioration of the Tower of Wooden Pallets.

I understand that a traffic study was ordered, and I believe completed, for Magnolia Boulevard. I believe that the results of that study support my client's site development objectives. I believe that it would also be appropriate for me to note that the Van Meter family consented to the development of each of their neighbors' properties and that at no time did any of the Van Meters object to any of their neighbors' improvements.

We are faced with a situation where it is obviously crucial that the Cultural Heritage Commission evaluate the initial listing of the Tower of Wooden Pallets in light of the initial "sunset" designation required by the Cultural Heritage Board within that initial designation and listing; if the monument is de-listed, then the current site development plan can proceed on its own merits.



I recognize the value of preservation of truly historic and cultural monuments and I express my client's hope and prayer that the Cultural Heritage Commission will recognize and approve the scheduled de-listing of the Tower of Wooden Pallets in accordance with the prior Cultural Heritage Board's "termination on death" provisions relating to the life-limitation placed by them on their initial designation and listing.

Once again, I welcome your comments and questions and I respectfully ask that the Cultural Heritage Commission de-list the Tower of Wooden Pallets at this time.

Your kind consideration of this additional information is greatly appreciated.

If you have any questions, please give me a call at anytime.

As always,

Warmest personal regards,

  
Thomas A. Testi, Esq.

cc: Ms. Mary Klaus-Martin, Vice President, Cultural Heritage Commission  
Ms. Alma M. Carlisle, Member, Cultural Heritage Commission  
Mr. Johnny Grant, Member, Cultural Heritage Commission  
Ms. Holly A. Wyman, Member, Cultural Heritage Commission  
Ms. Wendy Greuel, Los Angeles City Council  
Mr. James K. Hahn, Mayor, City of Los Angeles  
Mr. Edward Sanchez, City of Los Angeles, Code Enforcement Bureau  
Mr. Douglas Devine, City of Los Angeles, Nuisance Abatement Department  
Mr. Jay Oren, Architect  
Mr. Frank Liu, Westgate Group, Inc.  
Mr. Baron Van Meter, c/o Mr. James W. Van Meter, Conservator

# THOMAS A. TESTI, ESQ.

P.O. Box 413  
Fairview, PA 16415

---

Telephone (814) 474-2200  
Fax (814) 474-1902

July 3, 2003

Mr. Michael A. Cornwell, President  
Cultural Heritage Commission  
433 South Spring Street, 10<sup>th</sup> Floor  
Los Angeles, CA 90013

Dear Mr. Cornwell:

Re: **Tower of Wooden Pallets**, 15357 Magnolia Boulevard  
**HCM # 184**

As most of you are well aware, a Hearing was held on May 21<sup>st</sup>, 2003 before the Cultural Heritage Commission and public comments were entertained (copy of Agenda enclosed).

I appreciated having the opportunity of attending the Hearing and I was grateful that the Commission allowed me to share my thoughts regarding your consideration as to whether or not the Commission would object to a motion for demolition of the Tower of Wooden Pallets located at 15357 Magnolia Boulevard.

As I advised you at that time, I am Legal Counsel for Mr. Baron Van Meter, the owner of the property on which the Tower of Wooden Pallets is located. Mr. Baron Van Meter currently resides in Roseburg, Oregon and he is disabled; Mr. Baron Van Meter's interests are represented by his Conservator and nephew, Mr. James Van Meter, who resides in Meadville, Pennsylvania. I am also Legal Counsel for Mr. James Van Meter.

I was admitted pro hac vice in California to represent my clients' various interests in California; Mr. Carl G. Buchberg, Esq., of Los Angeles, is co-counsel.

The property on which the Tower of Wooden Pallets is located was jointly owned by several members of the Van Meter family through a trust (a copy of Deed signed by Baron Van Meter and other members of his family back on May 17, 1952 is enclosed).

From time to time, various members of the family lived on the property. The last full-time occupant of the Magnolia property was Daniel Van Meter. Baron Van Meter lived on the property on a full-time basis prior to his transfer to Roseburg, Oregon.

At no time did Mr. Daniel Van Meter ever own the Magnolia property solely in an individual capacity.

At all times material hereto, the premises were owned, during Daniel Van Meter's lifetime, jointly with other members of the Van Meter family through a family trust. As of the instant of Daniel Van Meter's death on June 23, 2000, the property was owned solely by Baron Van Meter, the last surviving joint-owner of the premises. On January 15, 2003, following a will contest, all interest to the property was finally released to Baron Van Meter (copy of quitclaim deed enclosed).

On March 21, 1978, the Board of Building and Safety Commissioners of the City of Los Angeles granted "conditional" approval to maintain a twenty-two foot high tower "in its current condition" as being a modification of Exception 2 to Section 91.0201(a) and specifically stated that "the approval, herein granted, is limited to the life tenancy of the present owner, Daniel E. Van Meter; and the structure shall be demolished or altered to comply with the applicable requirements of the Los Angeles Building Code at such time as the present owner, Daniel E. Van Meter, no longer owns or lives on the property" (copy of Notice of Action of Board of Building and Safety Commissioners and letter dated March 21, 1978, are both enclosed).

On or about April 19, 1978, the Cultural Heritage Board of the City of Los Angeles, subject to the conditions outlined above, designated the tower of wooden pallets located at 15357 Magnolia Boulevard as "Historic-Cultural Monument No. 184" (copy enclosed).

As noted previously, Mr. Daniel Van Meter died on June 23, 2000 and Mr. Baron Van Meter is still living.

Mr. Baron Van Meter, through his Conservator, offered the Magnolia property for sale and an offer was made by Westgate Group, Inc. and accepted on Baron Van Meter's behalf by his Conservator.

At issue today is whether or not the Tower of Wooden Pallets should be delisted as an historical monument by the Cultural Heritage Commission. It is quite clear that the Building and Safety Commissioners back in 1978 never intended for the designation to continue beyond the death of Mr. Daniel Van Meter and it is also quite clear that the Cultural Heritage Commission felt the same way. It is also fairly clear that "ownership" of the Magnolia premises (and thus of the Tower of Wooden Pallets) was never properly evaluated by the City of Los Angeles (since Mr. Daniel Van Meter had never been the "sole" owner of the Magnolia premises).

Documentation enclosed within the file maintained by the Cultural Heritage Board back in 1978 clearly contains evidence that the Los Angeles Fire Department and Building and Safety Department were both very concerned that the tower of pallets constituted a fire hazard and "illegal structure" at that time; in fact, Mr. Daniel Van Meter admitted such within a letter that he sent to the Cultural Heritage Board back on February 28<sup>th</sup>, 1978 (copy enclosed).

On March 13, 1978, Board President Carl Dentzel visited the site and stated. *"Would vote against declaration. It's a mess!! Can't understand why it's up for consideration."* (copy enclosed).

At the time of the Hearing on May 21<sup>st</sup>, 2003, Mr. James Van Meter and I both offered comment before the Commission. In addition, Mr. Bob Brigham, a close friend of Daniel Van Meter (and former resident of the premises) also appeared and offered brief oral and written comments to the Commission. Westgate Group, Inc. and the listing Realtor, Mr. Hal Wheatley, also appeared at the Hearing and offered comments to the Commission for its review and consideration.

Please be assured that as Counsel for Baron and James Van Meter that I have no intention or interest in discrediting the memory or accomplishments of Daniel Van Meter; it must be noted, however, that Daniel Van Meter did not maintain the Magnolia property or the Tower of Wooden Pallets in any manner that would appear to be consistent with any sort of monument designation.

The designation was apparently extended to the Tower of Wooden Pallets by the Cultural Heritage Board on the basis of a commitment by Daniel Van Meter to preserve and maintain the integrity of the structure. It must be noted that the "integrity" of the structure was obviously at issue back in 1978 since Mr. Daniel Van Meter admitted to the Board that the Fire and Building and Safety Departments of the City of Los Angeles were "*trying to make me remove the tower as they cited it as a fire hazard and an illegal structure*" (please refer to previously cited letter dated February 28, 1978 from Daniel Van Meter to the Cultural Heritage Board).

It is fairly apparent that the entire Magnolia property remains in violation of numerous Health and Building Code provisions (as evidenced by the Abate Order described within the City of Los Angeles's May 28<sup>th</sup>, 2003 letter to a representative of the Westgate Group, Inc., copy enclosed).

The Tower of Wooden Pallets was described and discussed within a February 15<sup>th</sup>, 1988 Los Angeles Times article (copy enclosed) in which it was stated: "*The tower will not stand forever, however. Under a requirement imposed by the city in 1978, the tower must be demolished once Van Meter dies or sells the property*".

In accordance with the provisions of the City of Los Angeles Administrative Code, Article 4, Cultural Heritage Commission, Section 22.125, the Commission is directed to "inspect and investigate" any site which "it has reason to believe is or will in the future" be a historical or cultural monument and if the Commission finds that the proposed site does not meet the requirements for designation then the temporary prohibition on the issuance of a permit to demolish or remove the site or structure shall terminate.

As evidenced by Mr. Raymond Steinberg, a structural engineer, in a report dated May 16, 2003 (copy enclosed) he stated that the Tower of Wooden Pallets: "*By design and by construction it does not and cannot comply with that code (The Los Angeles City Building Code) and by the nature of the design and construction and due to the state of deterioration, it is in an extremely hazardous state and should be demolished immediately.*"

Mr. Robert Mayer, another structural engineer, prepared a similar report on May 18<sup>th</sup>, 2003 (copy enclosed) and stated: *"The Tower of Pallets offers a haven to rodents or other animal(s) creating a health risk. The tower comprised of this decaying wood is also a fire hazard...the structure...is a hazard from a structural stand point as well as from health or fire points of view. Because of the structural risks it poses it is recommended to be red tagged."*

It would appear reasonable and appropriate for all parties concerned to take a careful and conscientious look at the Tower of Wooden Pallets and then ask themselves the question as to whether or not the monument status should be delisted at this time.

I have enclosed several photographs that I believe "speak for themselves". The Tower of Wooden Pallets is unsafe and insecure and represents a substantial health and public safety risk and a de-listing would therefore appear to be not only required based on the initial designation but also required simply to protect the public at this time.

Your kind consideration of this additional information is greatly appreciated.

If you have any questions, please give me a call at anytime.

As always,

Warmest personal regards,



Thomas A. Testi, Esq.

cc: Ms. Mary Klaus-Martin, Vice President, Cultural Heritage Commission  
Ms. Alma M. Carlisle, Member, Cultural Heritage Commission  
Mr. Johnny Grant, Member, Cultural Heritage Commission  
Ms. Holly A. Wyman, Member, Cultural Heritage Commission  
Ms. Wendy Greuel, Los Angeles City Council  
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INTERNET: WWW.GAINESLAW.COM

**FAX TRANSMITTAL**

**TO:** Mary Klaus-Martin, Esq. **FAX #:** (213) 473-8352

**FROM:** Fred Gaines, Esq. **DATE:** October 31, 2003

Number of pages including this cover page:

**Re:** 15357 Magnolia Boulevard, Sherman Oaks  
Tower of Wooden Pallets - HCM #184  
Support for Staff Recommendation to Cease Objection to Demolition  
Hearing Date: November 5, 2003 - Agenda Item #3

**MESSAGE:** Attached please find correspondence regarding the above-referenced matter.

This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is **PRIVILEGED, CONFIDENTIAL** and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original to us by mail without making a copy. Thank you.

---

If there is a problem with transmission or if all pages are not received, please call Karina Whorton at (818) 593-6355 for retransmission.

---

FRED GAINES  
SHERMAN L. STACEY  
LISA A. WEINBERG  
REBECCA A. THOMPSON  
NANCY SESSIONS-STACEY  
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October 31, 2003

**ORIGINAL SENT BY U.S. MAIL**

**VIA FACSIMILE (213) 473-8352**

Mary Klaus-Martin, Vice President  
Cultural Heritage Commission  
City of Los Angeles  
433 South Spring Street, Tenth Floor  
Los Angeles California 90013

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At this point, the question for you is whether or not to ask the City Council to extend the objection to the pending demolition permit as was imposed by your action of May 21, 2003. City Administrative Code §4.22.133 sets forth that:

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Mary Klaus-Martin  
October 31, 2003  
Page 2

The 30 day deadline is mandatory. No such proponent of preservation has provided any report within 30 days or since.

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### Efforts to Memorialize

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Again, we urge the Commission to adopt the Staff Recommendation to cease objection to the demolition permit.

Thank you for your consideration. As always, please do not hesitate to contact me at any time with any questions or comments you may have.

Sincerely,

GAINES & STACEY LLP

By

  
FRED GAINES



Mary Klaus-Martin

October 31, 2003

Page 3

cc: All Commission Members  
Jay Oren, Staff Architect  
The Honorable Wendy Greuel

**SUGGESTIONS TO MEMORIALIZE  
THE TOWER OF WOODEN PALLETS  
POST-DEMOLITION**

The Tower of Wooden Pallets can be remembered and memorialized in many different ways. The following suggestions are submitted merely for discussion purposes only and do not reflect a commitment, absent subsequent agreement:

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3. A bronze plaque could be placed on the sidewalk (similar to the Hollywood "stars") indicating that the Tower once stood on the premises.

# **Cultural Heritage Commission**

## **TOWER OF WOODEN PALLETS**

**15357 Magnolia Boulevard  
HCM # 184**

**Thomas A. Testi, Esq./July 3, 2003**

### **LIST OF EXHIBITS**

1. Agenda for Hearing held May 21, 2003
2. Deed dated May 17, 1952 by Baron, Daniel, James, and Esther Van Meter giving 15357 Magnolia Boulevard to Van Meter Family Trust.
3. Quit Claim Deed dated January 15, 2003 releasing all interest in Magnolia property to Baron Van Meter.
4. March 21, 1978 Notice of Action in re Conditional and Limited Approval by Board of Building and Safety Commissioners.
5. March 21, 1978 letter from Board of Building and Safety Commissioners re Conditional and Limited approval.
6. April 19, 1978 Resolution by Cultural Heritage Board.
7. February 15, 1978 extract from Board Minutes re Tower.
8. February 28, 1978 letter from Daniel Van Meter.
9. March 13, 1978 note from Board President Carl Dentzel.
10. May 28, 2003 Building and Safety letter.
11. May 16, 2003 report from structural engineer Raymond Steinberg.
12. May 18, 2003 report from structural engineer Robert Mayer.
13. Photos of 15357 Magnolia and Tower of Wooden Pallets.
14. Photo of "Cacti Pete" a/k/a Baron Van Meter, former Hollywood Cowboy star and owner of Magnolia property.

## **A G E N D A**

### **CULTURAL HERITAGE COMMISSION**

**WEDNESDAY, MAY 21, 2003, 10:00 A.M.**

**433 South Spring Street, 10th Floor  
Los Angeles, CA 90013**

#### **MEMBERS:**

Michael A. Cornwell, President  
Mary Klaus-Martin, Vice President  
Alma M. Carlisle  
Johnny Grant  
Holly A. Wyman

1. **PUBLIC COMMENT PERIOD**  
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3. **TOWER OF WOODEN PALLETS, 15357 Magnolia Boulevard, HCM #184**  
Determination of Whether to Object for not less than 30 or more than 180 Days to Demolition. Motion Required.
4. **HOLIDAY BOWL, 3730 South Crenshaw Boulevard, HCM #688, C. D. 10**  
Report by Cultural Heritage Commission Subcommittee on Progress of Design Review Activities
5. **KISSAM HOUSE, 2160 W. 20<sup>th</sup> Street, C.D. 10**  
Review of Historic-Cultural Monument Application. Motion Required.
6. **CHEROKEE BUNGALOW, 1335 N. Cherokee Avenue, C.D. 4**  
Final Determination of Monument Status After Inspection. Motion Required.
7. **HENRY W. O'MELVENY HOUSE, 501 S. Plymouth Boulevard, C.D. 4**  
Final Determination of Monument Status After Inspection. Motion Required.
8. **STAFF REPORT**  
Progress of Certified Local Government
9. **COMMISSION REPORTS**
  - a. Old Business  
  
Dynamally Bill AB 65
  - b. New Business
  - c. Commission Announcements

- 10. REVIEW OF MINUTES OF MAY 7, 2003**
- 11. NEXT MEETING DATE: WEDNESDAY, JUNE 4, 2003, 10:00 A.M.**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon 72-hour notice, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, and other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72-hours prior to the meeting you wish to attend. For more information, please contact Isabel Rosas (213) 473-7720.

**FINALIZATION OF COMMISSION ACTIONS:** In accordance with City Charter Section 32.3, actions of the Cultural Heritage Commission shall become final at expiration of next five meeting days of the Los Angeles City Council during which the Council has convened in regular session.

THIS AGENDA IS AVAILABLE ON THE INTERNET AT [www.culturela.org](http://www.culturela.org) or [www.lacity.org](http://www.lacity.org)

## GRANT DEED

ESTHER M. VAN METER, a widow, JAMES A. VAN METER, a single man, DANIEL E. VAN METER, a single man, and BARON B. VAN METER, a single man, in consideration of ten (\$10.00) dollars, law ful money of the United States of America, and other valuable considerations, the receipt of which is hereby acknowledged, do hereby GRANT to James Adams Van Meter, Esther Victoria Van Meter and Esther Adams Van Meter, as Trustees for Van Meter Estate, Ltd., a benevolent trust estate, organized under the Constitution of the United States, recorded April 22, 1938, 1 minute past 2 P. M., in book 15728, at page 207, Official Records, County of Los Angeles, State of California, all as joint tenants, all of that real property situated in said county and State, described as follows:

Lot 7, Tract 1201 as per map recorded in book 17 page 181 of Maps in the Office of the Recorder of Los Angeles County, State of California.

EXCEPT the westerly 120 feet. Also EXCEPT the Northerly 317.60 feet of said lot.

Subject to any and all taxes unpaid, covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record, if any.

WITNESS our hands this 17th day of May, 1952.  
(Consideration less than \$100.00)  
(No Revenue Stamps Affixed.)

*Esther M. Van Meter*  
Signature of ESTHER M. VAN METER.

*James A. Van Meter*  
Signature of JAMES A. VAN METER.

*Daniel E. Van Meter*  
Signature of DANIEL E. VAN METER.

*Baron B. Van Meter*  
Signature of BARON B. VAN METER.

STATE OF CALIFORNIA )  
County of Los Angeles) ss.

In this 17th day of May, 1952, before me the undersigned Notary Public in and for said County, personally appeared Esther M. Van Meter, James A. Van Meter, Daniel E. Van Meter, and Baron B. Van Meter, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.  
WITNESS my hand and Official Seal.

NOTARY PUBLIC in and for said County and State.  
My Commission Expires \_\_\_\_\_, 19\_\_\_\_.

Notary Public Expires April 1, 1956

WHEN RECORDED, MAIL THIS DEED  
AND TAX STATEMENTS TO:

CARL G. BUCHBERG, Esq.  
4525 Wilshire Boulevard  
Suite 201  
Los Angeles, CA 90010

## INDIVIDUAL QUITCLAIM DEED

### INDIVIDUAL QUITCLAIM DEED

The undersigned Grantor declares  
Documentary Transfer tax is \$ \_\_\_\_\_

GRANTOR, MARILYN MAYE MABBETT, an unmarried woman, hereby REMISES, RELEASES AND QUITCLAIMS to BARON VAN METER, all of her right, title and interest in and to real property located at 15357 Magnolia Boulevard; Sherman Oaks, California, more particularly described as Lot 7, Tract 1201 as per map recorded in book 17 page 181 of Maps in the Office of the Recorder of Los Angeles County, State of California, EXCEPT the westerly 120 feet, Also EXCEPT the Northerly 317.50 feet of said lot.

Grantee assumes Deed of Trust, Instrument No. 01-289695, recorded February 16, 2001 securing an indebtedness of \$110,000.00 to Budget National Finance Company, Inc., beneficiary, Monroe Acceptance Company, Inc., Trustee.

Grantee has no power to encumber or alienate said real property without approval of the SUPERIOR COURT OF THE STATE OF CALIFORNIA, FOR THE COUNTY OF LOS ANGELES, in Case No. LC 055 398.

Assessors ID No. 2250-002-017

Dated: 1/15/03

Marilyn Maye Mabbett  
MARILYN MAYE MABBETT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss.

On 15 Jan 2003 before me Viviana A. Patel, Notary Public personally appeared Marilyn Maye Mabbett personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Viviana A. Patel

Recording requested by and mail 28:

78-717547

Board of Building & Safety Commissioners  
City of Los Angeles - Room 412  
200 North Spring Street  
Los Angeles, California 90012

FREE 1 M

Space above this line for Recorder's use

NOTICE OF ACTION OF BOARD OF BUILDING AND SAFETY COMMISSIONERS  
OF THE CITY OF LOS ANGELES

Notice is hereby given that the Board of Building and Safety Commissioners at its  
meeting of March 23, 1978 took the following action:

Granted conditional approval to maintain a 22' high tower in its  
present condition without obtaining a building permit as being  
a modification of Exception 2 to Section 91.0201 (a) LAMC.

Further, the approval is valid only for the life tenancy of the  
present owner, Daniel E. Van Meter, and the structure shall be  
demolished or altered to comply with requirements of the Los  
Angeles Building Code at such time as the present owner, Daniel  
E. Van Meter, no longer lives or lives on the property.

RECORDED IN OFFICE OF RECORDER  
OF LOS ANGELES COUNTY, CA  
BY REC. 1 PM JUN 10 1978  
Recorder's Office

as it relates to the following described real property located in the City of  
Los Angeles, State of California:

Tract 1001, 2nd 1/4 Sec 10, T1N, R1E, S1W, Los Angeles County, California  
(Legal Description)

as per map recorded in Book 17 Page 161 records of Los Angeles County.

and known as 1510 Manhattan  
(See address)

Branch Office VM

District Map 7391

Map Affiant No. 46204

BOARD FILE NO. 780174

BOARD OF BUILDING & SAFETY COMMISSIONERS

By [Signature]  
Secretary of the Board of Building  
and Safety Commissioners

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On this 29th day of June, 19 78, before me, a notary public in  
and for the said County and State, personally appeared Daniel E. Van Meter  
known to me to be the Secretary of the Board of Building and Safety Commissioners  
of the City of Los Angeles, who executed the foregoing instrument and acknowledged  
to me that said Board executed the same.

8-9-78  
S.D.

ATTEST: [Signature]  
46204



CITY OF LOS ANGELES  
CALIFORNIA

*General Wood*  
*Pelleto*

COMMISSIONERS

RACHEL GULLIVER DUNNE  
PRESIDENT

MAURICE F. MARTINEZ  
VICE-PRESIDENT

SHIRLEY JEAN BETTER  
MARCIA MARCUS  
TOSHIKAZU TERASAWA



TOM BRADLEY  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
402, CITY HALL  
LOS ANGELES, CALIF. 90012

JACK M. PRATT  
GENERAL MANAGER

March 21, 1978

Board File #780174

Daniel E. Van Meter  
15357 Magnolia Boulevard  
Van Nuys, CA 91403

15357 MAGNOLIA VN

*HC*  
*184*

The Board of Building and Safety Commissioners, at its meeting of March 21, 1978, gave further consideration to the request concerning a 22' high tower structure constructed without a building permit, at the above-referenced property.

The Commission granted approval to maintain the structure in its present condition without obtaining a building permit as being a modification of Exception 2 to Section 91.0201 (a) LAMC provided:

- a. All combustible materials including but not limited to brush, overgrown vegetation and trees are maintained a reasonable distance from the structure.
- b. The stability of the structure is not impaired by dry rot or termite infestation.

Further, the approval, herein, granted is limited to the life tenancy of the present owner, Daniel E. Van Meter; and the structure shall be demolished or altered to comply with the applicable requirements of the Los Angeles Building Code at such time as the present owner no longer owns or lives on the property.

This action will be recorded in the office of the County Recorder.

Further, the action is without prejudice and the case may be reopened if the structure is declared a Cultural or Historical Monument.

*Rachel Gulliver Dunne*  
RACHEL GULLIVER DUNNE, President  
BOARD OF BUILDING AND  
SAFETY COMMISSIONERS

cc: Cultural Heritage Board  
Councilman Marvin Braude,  
c/o Rob Glushon  
Fire Department  
Conservation Bureau

jrb - 485-5226

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
11:01 AM APR 27 1995

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

CULTURAL HERITAGE COMMISSION  
433 S. Spring St., 10th Floor  
Los Angeles, CA 90012

) FREE RECORDING REQUESTED  
) (Govt. Code Sec. 6103)  
)  
)  
)  
)  
)  
)

RESOLUTION  
HISTORICAL RESOURCES DESIGNATION

(Public Resources Code Section 5029;  
Government Code Section 27288.2)

FREE Z

Pursuant to Los Angeles Administrative Code Section 22.126, on April 19, 1978,  
the Cultural Heritage Board of the City of Los Angeles designated the hereinafter described  
property Historic-Cultural Monument No. 184.

The property is located within the County of Los Angeles and is commonly known as:

Tower of Wooden Pallets (Van Nuys)  
15357 Magnolia Boulevard  
Sherman Oaks, CA 91403

The legal description of the property is:

Assessor's Parcel #2250-002-017

Tract 1201. Lot 7, Arbs: 1 & 2, District Map 172.5A145

The current property owner is:

Daniel E. Van Meter

15357 Magnolia Blvd.

Van Nuys, CA 91403

I certify that the foregoing is true and correct. Executed this 7th day of  
March, 19 95 at Los Angeles, California.

By Nancy Fernandez  
Nancy Fernandez,  
Commission Executive Assistant  
CULTURAL HERITAGE COMMISSION,  
acting for the CITY OF LOS ANGELES.

Date 3-7-95.

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )ss

On this 7th day of March, 1995, before me, the  
undersigned, a Notary Public in and for said State, personally appeared  
Nancy Fernandez, personally known to me or proved to me on the basis of  
satisfactory evidence to be the person that executed this instrument as the Commission Executive  
Assistant of the Cultural Heritage Commission of the City of Los Angeles and as the authorized  
agent of the City of Los Angeles, and acknowledged to me that such municipal corporation  
executed this instrument.

WITNESS my hand and official seal.



Yoko Saxon  
Notary Public in and for  
the State of California

95 694186

The Board reviewed with Mr. Michael Cracraft his plans for a project for construction of Burlington Arm. Her Environmental Impact Report Case No. 39-78-CUZ. It was noted that the project requires environmental clearance from the C.H.B. due to its close proximity to the residence at 818 South Bonnie Brae.

*Wooden Pallet*

Following review of photographs, plans, etc., the Board members agreed that the proposed project would not have an adverse affect on Historic-Cultural Monument No. 45 and further agreed to make a personal inspection of the site in order to determine if the residential structure located thereon is a potential candidate for nomination to the National Register. It was unanimously agreed that in order to expedite matters the members would call in their determination of the significance of the building for transmittal to Mr. Cracraft.

### 3. WOODEN PALLETS, 15357 MAGNOLIA BOULEVARD

Mr. Sam Naimark, secretary of the Board of Building and Safety Commissioners reported that his Commission expressed an intent to approve the wooden pallets as an exempt structure subject to certain corrective work being done, i.e. some type of fireproofing and protection of the foundation against dry rot and termites.

Mrs. Simpson reported on her inspection of the wooden pallets structure and stated that she does not think it is an architectural monument. However, it is reasonably stable and can probably be sprayed to provide fire protection.

Following determination that Mr. Castro and Dr. Winter had not seen the structure, it was agreed to defer action until the next regular meeting. Messrs. Castro and Winter agreed to make the required inspection.

### 4. CHILDS' MANSION

Mrs. Welch reported that according to information received from Harry Saunders of the Los Angeles Unified School District, it appears that the Board of Education has gone out for bids for demolition and construction at the Childs' Mansion property. Mr. Saunders has reported that it was determined the Childs' Mansion could not be used for school purposes because it did not comply with the requirements of the Field Act. According to Mr. Saunder's report, a joint meeting between the Planning Committee of the Board of Education and the Greater West Adams Association has revealed that they did not agree to joint use of the property. It had been proposed that the West Adams group use the building and the alternative school bungalows would be built around it. It was noted that the Board of Education's request for bids has gone out with the statement that the building is available to any group willing to relocate it, with the understanding that appropriate evidence to that effect would be submitted to the Board of Education

February 28, 1978

The Cultural Heritage Board  
Municipal Arts Department  
Room 1500, City Hall  
200 No. Spring Street  
Los Angeles, CA 90012

Attention: Mr. Carl S. Dentzel, President

Dear Members of the Board:

In 1951, I built a tower from wooden palettes. It is 22 ft. high with a radius of 22 ft. at the base to a point at the top which is 13 ft. It encircles a grave of a child who was buried in 1869. The marker is still in place.

I have come to your Board to request that it be declared a Cultural Heritage monument as I feel that the combined grave and monument are a unique art form and carry with it historical significance.

For the past 27 years, this particular site has been visited by people from all over the country, and also by many neighborhood residents and children. Its fame is spread by word of mouth.

Recently, the Fire Department and Building and Safety have been trying to make me remove the tower as they cited it as a fire hazard and an illegal structure.

The Building and Safety Commission on February 28, 1978, passed a motion of intent recommending that the structure be retained at its present height; that the applicable building code requirements be waived in relation to the height. The Board further went on record that all steps should be taken to provide adequate fire proofing of the structure to try to satisfy the Fire Department's objections. They were to have transmitted their resolution to this Board before the meeting of your Board on March 1, 1978. They are interested in the outcome of your decision and have delayed any further comments for three weeks to give your Board an opportunity to decide as to whether it has cultural value, although they were very clear that their decision to remediate problems between Building and Safety and the Fire Department was in their minds.

I would appreciate your undertaking your review of my monument as quickly as possible inasmuch as the Building and Safety Commission is hoping for your answer before their meeting on March 21, 1978.

Very sincerely,

*Daniel E. Van Meter*

DANIEL E. VAN METER  
15357 Magnolia Blvd.  
Sherman Oaks, CA 91403

Telephone Numbers: 784-5541 and 784-0412

To: 4 of Wooden  
Pallets

Would vote against  
declaration. It's  
a mess!!

Can't understand  
why it's up for  
consideration.

Carl Dentzel  
3-13-78

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

**ILAN ISRAELY**  
PRESIDENT

**WILLIAM J. ROUSE**  
VICE-PRESIDENT

**EFREN R. ABRATIQUE, P.E.**  
**FRANCISCO ARRIZON**  
**BARBARA BOUDREAUX**

**CITY OF LOS ANGELES  
CALIFORNIA**



**JAMES K. HAHN**  
MAYOR

**DEPARTMENT OF  
BUILDING AND SAFETY**  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

**ANDREW A. ADELMAN, P.E.**  
GENERAL MANAGER

**TOM WHELAN**  
EXECUTIVE OFFICER


May 28, 2003

Joseph L. Nunez  
1472 North Catalina Avenue  
Pasadena, CA 91104

**15357 MAGNOLIA AVENUE**

In response to our conversation conducted after the Los Angeles Cultural Affairs Commission hearing on May 21, 2003, the Los Angeles Department of Building and Safety (LADBS) has issued an Abate Order to clean the property of all trash, debris, and overgrown vegetation and to secure the premises from unauthorized entry. That order is still valid. The owner of the property is responsible for compliance with the Department's order and shall clean and secure the premises but shall not demolish any building or structure without first obtaining all of the required permits and approvals.

Should you have any further questions regarding this letter, please contact me at (213) 252-3904.

  
Edward Sanchez, Asst. Chief  
Code Enforcement Bureau

C: Thomas A. Testi, Esq.

J03066

May 16, 2003

Page 2 of 3

The structure is in violation of many structural safety code sections, in particular I would note the following:

- The structure has no foundation.
- The structure is constructed of wood sitting directly on the dirt and is not constructed of pressure treated or decay resistant wood.
- The structure is constructed of a stack of pallets with no connection between the pallets.
- The pallets are constructed of ungraded lumber.
- The structure has no lateral load resisting system to resist wind or earthquake forces and there is no continuity or continuous load path.
- The structure as designed and built does not comply with any of the design criteria as required by LABC sections 1605.

Due to the above and due to the deteriorated state of the structure, it is extremely hazardous (Chapter 89 Section 8902 Definition of Hazardous buildings or structures with defects number 2., 3., 5., 6., 7., 9., 11., 13., 19., 20.) It has structural hazards as defined by the LABC (Chapter 89 section 8902.2 sections 1., 4., 5., 6.) and should be demolished as required by LABC Building and Safety code (Chapter 89 Section 8901.2).

In addition I would point out that this structure due to the nature of the wood being piled one on top of the other with air spaces between the wood and due to the dry deteriorated state of the wood is extremely hazardous from a fire standpoint. The appearance of the structure is that of a pile of wood to be used for a bonfire.

The definition of this structure has been questioned. In particular you informed me that currently agencies have classified this structure as a fence. As a fence this structure would require a permit since only wood fences less than 10 ft. high are exempt from the code (Chapter 1, Section 106.2, subsection 13 LABC). As a pergola or lath house the structure would be exempt from the code if they are outside of a fire district and are



J03066  
May 16, 2003  
Page 3 of 3

under 400 square feet, this structure is 575 square feet (Chapter 1, Section 101.5 subsection 7 LABC).

In conclusion, regardless of the nature of the structure, it is required by The Los Angeles City Building Code to have a building permit. In order for a building permit to be issued, it would have to conform to the provisions of that code. By design and by construction it does not and cannot comply with that code, and by the nature of the design and construction and due to the state of deterioration, it is in an extremely hazardous state and should be demolished immediately.

Sincerely,

Raymond E. Steinberg  
Structural Engineer  
SE# 1936

# **MINUTES**

## **CULTURAL HERITAGE COMMISSION**

**WEDNESDAY, MAY 21, 2003, 10:00 A.M.**

**433 South Spring Street, 10th Floor  
Los Angeles, CA 90013**

### **MEMBERS PRESENT:**

Michael A. Cornwell, President  
Mary Klaus-Martin, Vice President  
Johnny Grant  
Holly A. Wyman

### **MEMBER ABSENT:**

Alma M. Carlisle

### **STAFF PRESENT**

Jay M. Oren, Staff Architect  
Frank Orozco, City Attorney  
Isabel Rosas, Commission Executive Assistant

President Cornwell called the regular Meeting of the Cultural Heritage Commission to order at 10:15 a.m.

#### **1. PUBLIC COMMENT PERIOD**

None.

#### **2. GENERAL MANAGER'S REPORT**

None.

#### **3. TOWER OF WOODEN PALLETS, 15357 Magnolia Boulevard, HCM #184**

Ms. Rosalind Steward, of Councilmember Wendy Greuel's office, spoke regarding the nature of the work that is going on at the site. Councilmember Greuel is in favor of saving the Tower of Wooden Pallets, HCM #184. Mr. Hal Wheatly, Real Estate Broker and representative of the owner through the conservator, expressed concern over the Tower of Wooden Pallets and what they represent. He believes that, at the time, it was appropriate to designate as a HCM but is not valid at this time. He stated that the designation by the Cultural Heritage Commission at that time was done as kind of a "lark" with little credence to the Tower itself.

Mr. Doug Devine, of the Department of Building and Safety, stated it was a health and safety issue. Mr. Devine also stated that the City had the authority to clear the site referencing a Health and Safety Ordinance, Administrative Code issue.

3. **TOWER OF WOODEN PALLETS, 15357 Magnolia Boulevard, HCM #184**  
**(Continued)**

Several friends and family spoke regarding the original owner, Mr. Van Meter, and the meaning of the designation of the Tower of Wooden Pallets.

Mr. Edward Sanchez, Assistant Chief of Code Enforcement Bureau, spoke for the Department of Building and Safety, and stated that four accessory buildings were already gone and the main residence demolition was just beginning. The Department of Building and Safety stopped work on the demolition because there were no permits.

Mr. Jose Nunez, representing Westgate, spoke regarding the buildings that had been torn down. He stated they were told that there was an order to clear the site, including the Pallets. He further stated that they had submitted previously for demolition permits and showed structures that were intended for destruction.

Ms. Catherine Barrier, of the Los Angeles Conservancy, spoke regarding the clarification of the demolition for outside buildings only, and not for demolition of the HCM itself. Regarding the accessory buildings – no comment. She stated the larger issue is the demolition permit for the Tower of Wooden Pallets and the process that is required through the Cultural Heritage Commission.

Rabbi Eidlitz, Director of Emek Hebrew Academy, felt that Mr. Van Meter was a courageous man and did things his own way. They have given many tours of the facility to children from their school and there is a great deal of love there. He stated the site has been safe for the last 18 years and welcomed and still welcomes this unique legacy.

Mr. Paul Roselini, neighbor to the property discussed the neighborhood starting a fund to restore the Tower because they feel very strongly about it. He stated that the neighbors want to do whatever is necessary to save the Tower of Wooden Pallets and urges the Commission to come and take a look at the site again.

The Staff recommendation is to approve the demolition of the four sheds on the property not including the main house and the Tower of Wooden Pallets.

The Commission wants to look at site and believes they need more time and believes it is too soon to move on the issue.

**MOTION:** Commissioner Klaus-Martin moved, seconded by President Cornwell, to **Object for Not Less Than 30 days and No More Than 180 Days to Demolition for the TOWER OF WOODEN PALLETS**, located at 15357 Magnolia Boulevard. The Motion was adopted with a vote of 3 to 1 by the members present.

**4. HOLIDAY BOWL, 3730 South Crenshaw Boulevard, HCM #688, C. D. 10**

Mr. Sol Robinson, of the Cherrywood Avenue Block Club, read from a written statement trying to capture flavor of the commitment discouraged by the delay of the development plans. A coalition of block clubs in the neighborhood supports redevelopment, yet nothing has been done to date. They want action now. Currently, it is a menace to the neighborhood and they believe it is pulling the community down.

Commissioner Mary Klaus-Martin of the Cultural Heritage Commission Holiday Bowl Subcommittee reported on the meeting that was conducted at the site with the developer and architects. The developer ensured that the façade of the bowling alley and coffee shop would be maintained in a sensitive manner. The Holiday Bowl Subcommittee agreed to approve a partial demolition plan as was discussed at the meeting and as soon as they are submitted for review to the Cultural Heritage Commission. Commissioner Klaus-Martin stated that everyone is working together and believes this will result in a wonderful project on Crenshaw. The developer, the community, and the Holiday Bowl Subcommittee agree that the development needs to move forward.

Initially, the intent was to recommend approval of both the bowling alley and the coffee shop. The City Council action was to preserve the coffee shop, including the façade. The issue is preservation of the Historic Cultural Monument and the developer is going beyond the City Council's action to the original intent of also preserving the façade of the bowling alley.

Mr. Hamid Behdad, of the Mayor's Economic Development Office, stated that the developer has cooperated greatly and is willing to do a lot more than asked by the City Council and the Cultural Heritage Commission. They stated that the community is not happy with what they see at the site now.

The Subcommittee that visited the site is very clear on what needs to be developed and the Council District 10 office is pleased with their assessment. They wish to move as swiftly as possible. Both Council District 10 and the Mayor's Office encouraged the developer to bring the partial demolition plans to the next Cultural Heritage Commission meeting to move the development forward as expeditiously as possible.

Mr. Behdad stated that he was very encouraged by today's Holiday Bowl Subcommittee report and that the Mayor's office is very supportive.

Mr. Lambert Giessinger, of the Architectural Design/Historic Preservation Program staff, stated that the Cultural Heritage Commission has already approved other demolition at the site.

5. **KISSAM HOUSE, 2160 W. 20<sup>th</sup> Street, C.D. 10**

Staff recommends approval.

**MOTION:** Commissioner Wyman moved, seconded by Commissioner Grant, that the KISSAM HOUSE, located at 2160 W. 20<sup>th</sup> Street, be **TAKEN UNDER CONSIDERATION AS A HISTORIC-CULTURAL MONUMENT**. The Motion was unanimously adopted by the members present.

6. **CHEROKEE BUNGALOW, 1335 N. Cherokee Avenue, C.D. 4**

Staff recommends disapproval

**MOTION:** Commissioner Wyman moved, seconded by Commissioner Klaus-Martin, that the **CHEROKEE BUNGALOW**, located at 1335 N. Cherokee, be **DECLINED AS A HISTORIC-CULTURAL MONUMENT, SUBJECT TO APPROVAL BY CITY COUNCIL**. The Motion was unanimously adopted by the members present.

7. **HENRY W. O'MELVENY HOUSE, 501 S. Plymouth Boulevard, C.D. 4**

Staff recommends approval.

**MOTION:** Commissioner Klaus-Martin moved, seconded by Commissioner Wyman, that the **HENRY W. O'MELVENY HOUSE**, located at 501 S. Plymouth Boulevard, be **DECLARED A HISTORIC-CULTURAL MONUMENT, SUBJECT TO APPROVAL BY CITY COUNCIL**. The Motion was unanimously adopted by the members present.

8. **STAFF REPORT**

Progress of Certified Local Government (CLG)

Mr. Frank Orozco reported that the issue regarding the CLG is in process.

9. **COMMISSION REPORTS**

a. Old Business

Ms. Catherine Barrier, of the Los Angeles Conservancy will convey to Ms. Linda Dishman the Cultural Heritage Commission's appreciation for the great work she did with the Los Angeles Conservancy's 25<sup>th</sup> Anniversary Luncheon.

b. New Business

None.

c. Commission Announcements

None.

10. **REVIEW OF MINUTES OF MAY 7, 2003**

**MOTION:** Commissioner Klaus-Martin moved, seconded by Commissioner Wyman, to **APPROVE THE MINUTES OF THE REGULAR MEETING OF MAY 7, 2003.** The Motion was unanimously approved by the members present.

11. **NEXT MEETING DATE: WEDNESDAY, JUNE 4, 2003, 10:00 A.M.**

12. **ADJOURNMENT**

The meeting was adjourned at 11:25 a.m. by President Cornwell.

**MICHAEL A.CORNWELL, President**

**ISABEL ROSAS, Executive Assistant**

**RMSE**

**Robert Mayer Structural Engineer**

2801 E. Foothill Blvd. Pasadena, CA 91107

Tel. 626-793-0432, Fax 626-793-0449

**ENGINEERING OBSERVATION REPORT**

Date: May 18, 2003

To: Gate West Construction  
3355 Motor Avenue  
Los Angeles, CA 90034

tel: 310-836-2177 xt. 120  
tel: 310-877-0827 cell  
fax: 310-838-5654

Re: Tower of Pallets at 15357 Magnolia Blvd., Sherman Oaks, CA

**General:** The structure observed, per client's statements represents a landmark erected on this property in the late fifties. The building block utilized for the landmark were fork lift pallets. The landmark is called the Tower of Pallets and is about 25 feet in diameter and about 20 feet high. Exact measurements were not taken. The shape is trunk-conical, with a core and an entrance at ground level. The tower has steps going to the top.

**Observation type:** Visual inspection per ATC-22 (Applied Technology Council). Some of the information was furnished by the client.

**Observation:** The pallets are built of 1" thick planks reinforced by 3x4 wood members connected to the planks with riveted pins (with hollow core) and nails.

The structure has no foundation. The wood is in direct contact with the ground. This is a violation of the Los Angeles City Building Code.

The wood exposed to the elements is weathered, dry rotted, and termite infested. The wood has diminished or totally lost its structural properties. Wood elements are cracked, split, broken. Some of the broken pallets are giving way to settling. All elements are essentially loose. The nails and pin rivets are oxidized, loose. The connectors remaining can be removed by hand without any effort. The steps towards the top are leaning with a tendency to slide off.

The Tower of Pallets offers a haven to rodents or other animal creating a health risk. The tower comprised of this decaying wood is also a fire hazard. The property is currently not maintained in a condition of disrepair, with wild vegetation growing all over the place.

**Conclusion:** The structure observed is a hazard from a structural stand point as well as from health or fire points of view. Because of the structural risks it poses it is recommended to be red tagged. This conclusion sums up the observations presented above.

If there are any additional questions please don't hesitate to contact me at (626)- 793-0432.  
Thank you.

Robert Mayer P.E., S.E.











## Neighbors

# Cowboy Cacti Pete a colorful character

**Trivia:** *Friends enjoy stories about people he knows, places he's been, things he's done*

By **DAVID WEAVER**  
The News-Review

Cacti Pete sat on the couch in his room at Callahan Court on Valley View Avenue in Roseburg, his favorite cowboy hat at his side — one of several he has worn for decades as a cactus and cattle raiser, wrecking yard worker and square dancer.

Square dancing is nothing new to a man most commonly known by his stage name of Cacti Pete from early Hollywood westerns. Cacti Pete recently attended the 50th annual National Square Dance Convention at the Anaheim Convention Center in California, where more than 10,000 square dance enthusiasts gathered.

Only one, however, had been to all 50 conventions: Cacti Pete.

"It was such a vast auditorium," marveled the man who was born Baron Fredric Willem Van Meter 85 years ago in Buenos Aires, Argentina. "It must have been a million square feet. You could get lost in it."

The first convention, held in Riverside, Calif., was a far cry from the massive meetings today.



JERRY REDFERN/News-Review Photos



# Westgate Group, Inc.

Real Estate Investment and Development

June 9, 2003

*By Facsimile*

Mr. Jay Oren  
Architect—Historic Preservation Officer  
Fax: (213) 473-8352

Dear Sir:

As the potential owner of 15357 Magnolia Boulevard (site of Cultural Monument 184), we ask you to review the specifics of the file on this property carefully. If you look at specific, verifiable evidence, we think you will find a story and a man much different from the carefully orchestrated picture created in the commission meeting on May 21, 2003. As a builder and developer whose survival is based upon precision and the application of reason, we are particularly concerned with what we think is a cursory consideration of the facts during the meeting. We would like you to review the documented evidence with the Commission as it considers its next step.

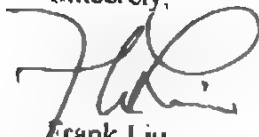
As you can see from the file, the City's building and safety department opposed the structure from the beginning, demanding it be torn down as a non-compliant structure. Mr. Van Meter appealed to the Heritage Commission in an effort to salvage his tower. The department then agreed to grant an exception to the code providing that the tower was made fireproof and termite resistant and that it be demolished or brought into code upon Mr. Van Meter's death. We have first-hand testimony from the family and acquaintances that much of Mr. Van Meter's sworn testimony was erroneous. He was never the sole owner of the property and did not have legal power to act independently; he was not an architect; there was no child buried under the pallets; three members of the family trust did not give their consent for the monument application; and people did not flock to the site, although occasionally news' stories brought Mr. Van Meter into prominence. The family also states that Mr. Van Meter did not maintain the structure as per the recorded building and safety document. Tons of debris collected on the site while the tower decayed. No clamor was raised by any ardent history buffs or lovers of folk art.



Complaints from neighbors continued to pour into the Nuisance Abatement Department but no clearance or maintenance was ordered until March 17, 2003 when the owner was ordered to abate the nuisance, an order based on neighbors' complaints. That order was originally sent to an incorrect address. Acting for the owner, we undertook the securing of permits to clean and clear the site. Inspector from the Building & Safety Dept. inspected the pallets and gave our project coordinator, Joe Nuncz, the impression that the tower was a hazard and should come down. Additionally, Affidavit No. 46204 appeared to allow building and safety the legal authority to finally achieve their original goal: the demolition of a structure of questionable historic value and an obvious threat to the health and safety of the many people around the site.

Our intent was and is clear: make the site safe and secure. Our structural engineers tell us and the City's records indicate that the towers are in serious decay, a hazard to the public. We therefore respectfully request you review the specifics of the tower's history and remove your objection to their demolition. The tower served Mr. Van Meter's purpose but was, from the beginning, questionable historically, and meets none of the dimensions of *monument* as the term is defined in Section 22.130 of the Administrative Code. That definition implies a high standard, one not met by the forlorn tower. We invite you to visit the tower with our experts. Your trained architect's eye will undoubtedly agree with our assessment.

Sincerely,



Frank Liu  
Vice President

cc: Cultural Heritage Commissioners

P.S. You might consider offering the tower to any group including those people at the meeting, even perhaps offering to make a donation and assist in its move if anyone really wants it.

ATTBI ATTBI REALTY SERVICES

NCE AT WORK



26520 Mistletoe Ct., Valencia, California 91355 ■ 661-259-9163 ■ 661-259-3405 Fax ■ email: [proprrty@attbi.com](mailto:proprrty@attbi.com)

May 30, 2003

Mr. Johnny Grant  
Member of the Heritage Commission  
433 South Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90013

Dear Mr. Grant:

Thank you for your careful attention to our presentation on Item 3, Tower of Wooden Pallets, May 26, 2003. Your reportorial instincts for the truth were clearly indicated in your perceptive question—perhaps the key question of the hearing—regarding the very sudden interest of the people opposing the demolition of the tower. We believe that if you pursue your question, you will find some special interests that go well beyond the condition of the tower and a genuine concern for our community's cultural heritage. We are enclosing recorded documentation of the Department of Building and Safety's affidavit declaring the tower only "conditionally approved" and to be "demolished upon owner's death" (Document 78-717547). For Building and Safety to negate their record of opposition to the tower since 1978 and stop demolition is patently absurd and contradictory. The owner and developer readily admit to the desire to develop the property with a building that conforms to the existing neighborhood and meets all the standards imposed by the City's planning, building and safety departments and additionally provides a number of units for badly needed low income housing. We strongly believe that we presented and do have a valid argument against maintaining the tower.

In regard to the Chairman's apparent concern, the owner and developer were not attempting to defame the character of a true folk artist. They believe that in this case, Mr. Van Meter's character is relevant. He was a conniver, a schemer, and a manipulator. As often happens, appearance does not reflect reality. The more accurate picture of Mr. Van Meter is indicated by the attached *Los Angeles Examiner* article that shows him to have a rather unsavory character. To compare him with Simon Rodia in terms of character and accomplishment is, we believe, spurious and

insulting to the honest artistic temperament. Mr. Rodia worked assiduously for years from a deep inner drive to create. His sincerity seems unassailable and is in keeping with the honesty of purpose and consistency of vision lying at the heart of man's creative spirit. He erected a monument worthy of preservation. Mr. Van Meter did not create such art; instead he used his eccentric creation to justify a deeply selfish motive—avoidance of societal regulation. Once he achieved his end, he abandoned the pallets, neglected their maintenance, and even burned them as firewood. The public and artistic community quickly lost interest in the creation and the man. Only when special interests arose was there a renewed interest (apropos your question)!

Again, the owner and developer believe the tower has served its day, achieving a momentary blaze of media glory and then fading as quickly as a sensational but evanescent news story. Clearly it is a hazard. We believe the tower would not be an issue had the requirement that "the tower be demolished once Van Meter dies or sells the property" been honored. We further believe that the opposition to its demolition is distorting the facts pertinent to your decision. Their criticism seems more related to the proposed conforming development than to the tower itself.

So, we ask your indulgence of our argument in considering the decision to continue the commission's objection beyond the minimum thirty-day period. We believe in your and the Commission's integrity. We request that you visit the site and see for yourself this decaying pile of pallets. We would be happy to meet you there at your convenience. We think that you will conclude there is no legacy to art or the human spirit worth preserving in that tawdry edifice.

Sincerely,

*Hal R. Wheatley*

Hal R. Wheatley  
Real Estate Broker

Encls

/Cc: Heritage Commissioners

*Kaye M. Buckam, Member*



0 2 0 0 0 7 3 3 5 3 78-717547

Recording Requested by and mail to:

Board of Building & Safety Commissioners  
City of Los Angeles - Room 412  
200 North Spring Street  
Los Angeles, California 90012

FREE 1 M

Space above this line for Recorder's use

NOTICE OF ACTION OF BOARD OF BUILDING AND SAFETY COMMISSIONERS  
OF THE CITY OF LOS ANGELES

Notice is hereby given that the Board of Building and Safety Commissioners at its  
meeting of March 27, 1978 took the following action:

Granted conditional approval to maintain a 22' high tower in its  
present condition without obtaining a building permit as being  
a modification of Exception 2 to Section 91.0201 (a) LAMC.

Further, the approval is valid only for the life tenancy of the  
present owner, Daniel E. Van Meter, and the structure shall be  
demolished or altered to comply with requirements of the Los  
Angeles Building Code at such time as the present owner, Daniel  
E. Van Meter, no longer owns or lives on the property.

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
12 MAY 1 P.M. JUN 30 1978  
Recorder's Office

as it relates to the following described real property located in the City of  
Los Angeles, State of California:

Tract 1201, 2 1/2 ACRES, more or less, of Section 21, T. 1 N., R. 1 E., S. 14 E.,  
Legal Description

as per map recorded in Book 47 Page 151 records of Los Angeles County.

and known as 15357 Magnolia  
(see address)

Branch Office VM

District Map 7391

Map Affidavit No. 46204

BOARD FILE NO. 790174

BOARD OF BUILDING & SAFETY COMMISSIONERS

By [Signature]  
Secretary of the Board of Building  
and Safety Commissioners

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) ss

On this 29th day of June, 19 78, before me, a notary public in  
and for the said County and State, personally appeared [Signature]  
known to me to be the Secretary of the Board of Building and Safety Commissioners  
of the City of Los Angeles, who executed the foregoing instrument and acknowledged  
to me that said Board executed the same.

AFF. 46204

6-7-78  
J.D.

# 3 VAN METERS CHANGE MINDS AND SURRENDER

Show Up at State Building Here  
After Disappearing Act at  
Sacramento on Wednesday

In again, out again, and finally, in again, the vanishing Van Meter brothers stopped playing tag with the law yesterday.

The three Van Meters, James, 36; Daniel, 24, and Baron, 26, rolled into Los Angeles from Sacramento, where on Wednesday they surrendered on charges of failing to register as members of a subversive organization, changed their mind, and disappeared.

This time, the boys, who operate a goat, chicken and rabbit ranch at 2180 West Adams street—which used to be Los Angeles' "Millionaires' Row"—showed up at the State Building, in Assistant Attorney General Warren Olney's office.

They promptly gave Olney another disappearance scare.

## ASK TO BE FED

James, Daniel and Baron said they were hungry and didn't want to answer questions until they had been fed.

Olney, whose expense account doesn't cover feeding unbooked suspects, gave them permission to go out for lunch.

The boys said they'd be back at the State Building at 1:30. It was 'way past 1:30, and Olney was beginning to get nervous, when the trio, looking like a vaudeville tumbling act in hillbilly raiment, sauntered back.

## THEY EAT HEAVY

They explained they'd had especially hearty lunches, which accounted for their tardiness.

The Van Meters are accused of being followers of Robert Noble and Julius O. Jones, "Friends of Progress" leaders held on Federal charges of wartime sedition.

They denied it. They set about attempting to explain why they had fled the train from the Van Meters' meetings of Noble, whose whereabouts they had heard at the time.

Later the three will be taken

# They Tire of



DANIEL VAN METER was wearing a 10-gallon hat, marking him as a rabbit, goat and chicken rancher, who is one of the three brothers who have emulated a vaudeville team in their playing tag with the law.

to Sacramento to face the charges, which were filed by Attorney General Earl Warren, and on which four other alleged Noble disciples, F. K. Ferenz, James and Joan McHride, and Leone Menier are awaiting trial.

Miss Menier was taken to Sacramento yesterday. She is Noble's former secretary, and, like the Van Meters, succeeded in dodging arrest for two weeks, dyeing her hair bright red to disguise herself.

The boys explained that when they went to the Governor's office in Sacramento Wednesday and discovered it was not the Governor but the Attorney General who had filed the charges against them.

"We just hitched up our pants and started back to Los Angeles to look for the Attorney General."

# Playing



JAMES VAN METER third member of "h boys," who describe themselves as "conscientious objectors."

# Tag With Law



BARON VAN METER, who wears top hat, was one of brother trio who surrendered yesterday at State's Attorney General's office here to face charges of failing to register as members of a subversive organization.

# **MINUTES**

## **CULTURAL HERITAGE COMMISSION**

**WEDNESDAY, MAY 21, 2003, 10:00 A.M.**

**433 South Spring Street, 10th Floor  
Los Angeles, CA 90013**

### **MEMBERS PRESENT:**

Michael A. Cornwell, President  
Mary Klaus-Martin, Vice President  
Johnny Grant  
Holly A. Wyman

### **MEMBER ABSENT:**

Alma M. Carlisle

### **STAFF PRESENT**

Jay M. Oren, Staff Architect  
Frank Orozco, City Attorney  
Isabel Rosas, Commission Executive Assistant

President Cornwell called the regular Meeting of the Cultural Heritage Commission to order at 10:15 a.m.

#### **1. PUBLIC COMMENT PERIOD**

None.

#### **2. GENERAL MANAGER'S REPORT**

None.

#### **3. TOWER OF WOODEN PALLETS, 15357 Magnolia Boulevard, HCM #184**

Ms. Rosalind Steward, of Councilmember Wendy Greuel's office, spoke regarding the nature of the work that is going on at the site. Councilmember Greuel is in favor of saving the Tower of Wooden Pallets, HCM #184. Mr. Hal Wheatly, Real Estate Broker and representative of the owner through the conservator, expressed concern over the Tower of Wooden Pallets and what they represent. He believes that, at the time, it was appropriate to designate as a HCM but is not valid at this time. He stated that the designation by the Cultural Heritage Commission at that time was done as kind of a "lark" with little credence to the Tower itself.

Mr. Doug Devine, of the Department of Building and Safety, stated it was a health and safety issue. Mr. Devine also stated that the City had the authority to clear the site referencing a Health and Safety Ordinance, Administrative Code issue.

3. **TOWER OF WOODEN PALLETS, 15357 Magnolia Boulevard, HCM #184**  
**(Continued)**

Several friends and family spoke regarding the original owner, Mr. Van Meter, and the meaning of the designation of the Tower of Wooden Pallets.

Mr. Edward Sanchez, Assistant Chief of Code Enforcement Bureau, spoke for the Department of Building and Safety, and stated that four accessory buildings were already gone and the main residence demolition was just beginning. The Department of Building and Safety stopped work on the demolition because there were no permits.

Mr. Jose Nunez, representing Westgate, spoke regarding the buildings that had been torn down. He stated they were told that there was an order to clear the site, including the Pallets. He further stated that they had submitted previously for demolition permits and showed structures that were intended for destruction.

Ms. Catherine Barrier, of the Los Angeles Conservancy, spoke regarding the clarification of the demolition for outside buildings only, and not for demolition of the HCM itself. Regarding the accessory buildings – no comment. She stated the larger issue is the demolition permit for the Tower of Wooden Pallets and the process that is required through the Cultural Heritage Commission.

Rabbi Eidlitz, Director of Emek Hebrew Academy, felt that Mr. Van Meter was a courageous man and did things his own way. They have given many tours of the facility to children from their school and there is a great deal of love there. He stated the site has been safe for the last 18 years and welcomed and still welcomes this unique legacy.

Mr. Paul Roselini, neighbor to the property discussed the neighborhood starting a fund to restore the Tower because they feel very strongly about it. He stated that the neighbors want to do whatever is necessary to save the Tower of Wooden Pallets and urges the Commission to come and take a look at the site again.

The Staff recommendation is to approve the demolition of the four sheds on the property not including the main house and the Tower of Wooden Pallets.

The Commission wants to look at site and believes they need more time and believes it is too soon to move on the issue.

**MOTION:** Commissioner Klaus-Martin moved, seconded by President Cornwell, **to Object for Not Less Than 30 days and No More Than 180 Days to Demolition for the TOWER OF WOODEN PALLETS**, located at 15357 Magnolia Boulevard. The Motion was adopted with a vote of 3 to 1 by the members present.

# **MINUTES**

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Johnny Grant  
Holly A. Wyman

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Alma M. Carlisle

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Frank Orozco, City Attorney  
Isabel Rosas, Commission Executive Assistant

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**(Continued)**

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MR. OREN.

#184

dummy.txt

\*\*\*BEGIN PRINT: JVO (4/17/03 10:10)  
Application Number: 03019 - 30000 - 00576  
Address: 15357 W MAGNOLIA

---

BUILDING & MECHANICAL APPLICATION  
MISCELLANEOUS MESSAGE

ZI 145-0184: TOWER OF WOODEN PALLETS: Clearance  
required from Cultural Affairs Dept., 433 S.  
Spring St., 10th Floor (213) 473-7719. CEQA  
review required.  
(Created: MOYAMA / 06-14-97)

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\*\*\*END PRINT: JVO (4/17/03 10:10)

## ROSENHEIM & ASSOCIATES

21550 OXNARD STREET • SUITE 850 • WOODLAND HILLS, CA 91367

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### FACSIMILE TRANSMITTAL



**DATE:** February 14, 2001

**TO:** Mr. Jay Oren

**COMPANY:** City of Los Angeles Cultural Heritage Commission

**FAX NO.:** 213.473.8352

**FROM:** Mark R. Edwards  
Rosenheim & Associates

**NO. OF PAGES:** 2  
(including cover sheet)

**REGARDING:** 15357 Magnolia Boulevard, Van Nuys, CA 91403

**COMMENT:** Per your request, is a copy of an Affidavit that was required by the Board of Building & Safety Commissioners in order to approve an already existing 22' high tower (Tower of Wooden Pallets – No. 184). The affidavit was recorded at approximately the same time the Tower was declared a cultural monument. The question is does the requirements of the Affidavit apply if the tower has been declared a cultural monument?

I can be reached at 818.716.2689 if you have any additional questions. I look forward to your response. Thank you.



020007 J 3 5 3  
Recording requested by and mail to:

78-717547

Board of Building & Safety Commissioners  
City of Los Angeles - Room 412  
200 North Spring Street  
Los Angeles, California 90012

FREE 1 M

Space above this line for Recorder's use

NOTICE OF ACTION OF BOARD OF BUILDING AND SAFETY COMMISSIONERS  
OF THE CITY OF LOS ANGELES

Notice is hereby given that the Board of Building and Safety Commissioners at its  
meeting of March 21, 1978 took the following action:

Granted conditional approval to maintain a 22' high tower in its  
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a modification of Exception 2 to Section 91.0201 (a) LAMC.

Further, this approval is valid only for the life tenancy of the  
present owner, Daniel E. Van Meter, and the structure shall be  
demolished or altered to comply with requirements of the Los  
Angeles Building Code at such time as the present owner, Daniel  
E. Van Meter, no longer owns or lives on the property.

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
11 AM  
JUN 1 P.M. JUN 20 1978

Recorder's Office

as it relates to the following described real property located in the City of  
Los Angeles, State of California:

(Legal Description)

as per map recorded in Book 17 Page 181 records of Los Angeles County.

and known as 12345 Main St  
(Non-Address)

Branch Office VM

District Map 7391

Map Affidavit No. 46204

BOARD FILE NO. 780174

BOARD OF BUILDING & SAFETY COMMISSIONERS

By [Signature]  
Secretary of the Board of Building  
and Safety Commissioners

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On this 29th day of June, 19 78, before me, a notary public in  
and for the said County and State, personally appeared [Signature]  
known to me to be the Secretary of the Board of Building and Safety Commissioners  
of the City of Los Angeles, who executed the foregoing instrument and acknowledged  
to me that said Board executed the same.

J. J. 78  
J.L.

AFF. 46204

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA

11:01 AM APR 27 1995

RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:

CULTURAL HERITAGE COMMISSION  
433 S. Spring St., 10th Floor  
Los Angeles, CA 90012

) FREE RECORDING REQUESTED  
) (Govt. Code Sec. 6103)  
)  
)  
)  
)  
)

RESOLUTION  
HISTORICAL RESOURCES DESIGNATION

(Public Resources Code Section 5029;  
Government Code Section 27288.2)

FREE Z

Pursuant to Los Angeles Administrative Code Section 22.126, on April 19, 1978,  
the Cultural Heritage Board of the City of Los Angeles designated the hereinafter described  
property Historic-Cultural Monument No. 184.

The property is located within the County of Los Angeles and is commonly known as:

**Tower of Wooden Pallets (Van Nuys)**

15357 Magnolia Boulevard  
Sherman Oaks, CA 91403

The legal description of the property is:

Assessor's Parcel #2250-002-017

Tract 1201, Lot 7, Arbs: 1 & 2, District Map 172.5A145

The current property owner is:

Daniel E. Van Meter  
15357 Magnolia Blvd.  
Van Nuys, CA 91403

I certify that the foregoing is true and correct. Executed this 7th day of  
March, 1995 at Los Angeles, California.

By Nancy Fernandez  
Nancy Fernandez,  
Commission Executive Assistant  
CULTURAL HERITAGE COMMISSION,  
acting for the CITY OF LOS ANGELES.

Date 3-7-95.

STATE OF CALIFORNIA       )  
  )ss  
COUNTY OF LOS ANGELES   )

On this 7th day of March, 1995, before me, the undersigned, a Notary Public in and for said State, personally appeared Nancy Fernandez, personally known to me or proved to me on the basis of satisfactory evidence to be the person that executed this instrument as the Commission Executive Assistant of the Cultural Heritage Commission of the City of Los Angeles and as the authorized agent of the City of Los Angeles, and acknowledged to me that such municipal corporation executed this instrument.

WITNESS my hand and official seal.



Yoko Saxon  
Notary Public in and for  
the State of California

95 694186

PARCEL LEVEL INFORMATION GENERATED BY Z54KMT ON 04/11/95

BOOK-PAGE-PARCEL: 2250 002 017

SITUS: 15357 MAGNOLIA BLVD LOS ANGELES CA 91403  
 PLANNING AREA: VAN NUYS-N. SHERMAN OAKS CENSUS TRACT: 128800  
 COUNCIL DIST: 11 DISTRICT MAP: 172.5A145

TRACT	BLK	LOT	ARB UNIT
LEGAL DESCRIPTION: 1201	-	-7	-1 -
ZONE : R3-1*	USECODE: 0100		
BUILDING DESIGN: 0110	BUILDING CLASS: C5A		YEAR BUILT: 46
LAND VALUE: \$ 122,519	IMPROVEMENT VALUE: \$ 36,418		
OWNER(COUNTY): VAN METER, JAMES A DECD EST OF			LAST OWNER CHANGE: 01 -14 -93
15357 MAGNOLIA BLVD			
SHERMAN OAKS CA 91403			
OWNER( CITY ): VAN METER, JAMES A. (ET AL)			AS OF DATE: 03 -31 -92
15357 MAGNOLIA BL			
VAN NUYS CA91403			
PARCEL AREA(ACRES): 1.440	PARCEL AREA(SQ FT): 62,726		
GROSS SQ FT: 1,071	TOTAL UNITS: 1	SQ FT/UNIT: 1,071	
TOTAL BEDROOM : 1	TOTAL BATHROOM : 1		

4BÜ

Aa

B0--SESSION1

R 24 C 2

o-o07

8:54

MORE  
4/11/95

HCM # 184

PARCEL LEVEL INFORMATION GENERATED BY Z54KMT ON 04/11/95

----- BOOK-PAGE-PARCEL: 2250 002 017 -----

SITUS: 15357 MAGNOLIA BLVD LOS ANGELES CA 91403  
 PLANNING AREA: VAN NUYS-N. SHERMAN OAKS CENSUS TRACT: 128800  
 COUNCIL DIST: 11 DISTRICT MAP: 172.5A145

TRACT BLK LOT ARB UNIT  
 LEGAL DESCRIPTION: 1201 - -7 -2 -  
 ZONE : R3-1\* USECODE: 0100  
 BUILDING DESIGN: 0110 BUILDING CLASS: C5A YEAR BUILT: 46  
 LAND VALUE: \$ 122,519 IMPROVEMENT VALUE: \$ 36,418  
 OWNER(COUNTY): VAN METER, JAMES A DECD EST OF LAST OWNER CHANGE: 01 -14 -93  
 15357 MAGNOLIA BLVD  
 SHERMAN OAKS CA 91403  
 OWNER( CITY ): VAN METER, JAMES A. (ET AL) AS OF DATE: 03 -31 -92  
 15357 MAGNOLIA BL  
 VAN NUYS CA91403  
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 GROSS SQ FT: 1,071 TOTAL UNITS: 1 SQ FT/UNIT: 1,071  
 TOTAL BEDROOM : 1 TOTAL BATHROOM : 1

END OF REPORT

4BÜ

Aa

B0--SESSION1 R 24 C 2 o-o07 8:55 4/11/9

Rcd.

10/14/93

lm

## #184

**This information was sent by Charlie Fisher in September 1992 and was subsequently entered into the data base. If it no longer agrees with the data base it is because since that time we have found reason to believe this information to be incorrect.**

Monument Number **184**, designated as Tower of Wooden Pallets (Van Nuys) is located at 15357 Magnolia Bl.

This monument was designed by architect Daniel Van Meter.

OK

CITY OF LOS ANGELES  
INTER-DEPARTMENTAL CORRESPONDENCEHISTORICAL MONUMENT

DATE: \_\_\_\_\_

MON. ~~31~~ NO. ~~183~~ 184RANGE OF ADDRESSES 15357 MAGNOLIA BLNAME OF MONUMENT TOWER OF WOODEN PALLETS

Between \_\_\_\_\_ and \_\_\_\_\_

## LEGAL DESCRIPTION:

Lot No. 7 Block \_\_\_\_\_ Tract 201 Arb 12

County Ref. No. \_\_\_\_\_

DISTRICT OFFICE: \_\_\_\_\_

DISTRICT MAP NO: 121 B145

INSTRUCTION:

RICK BECKER  
Zoning Engineer

RB:ss

Recd.  
4-5-93  
lm

# CITY OF LOS ANGELES

CALIFORNIA



TOM BRADLEY  
MAYOR

## CULTURAL AFFAIRS COMMISSION

DAVID H. SIMON  
PRESIDENT

JULIE A. SGARZI  
VICE-PRESIDENT

MICHAEL C.F. CHAN, AIA  
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DR. REYNALDO R. LANDERO  
HELEN MADRID-WORTHEN

## CULTURAL AFFAIRS DEPARTMENT

433 S. SPRING ST., 10TH FLOOR  
LOS ANGELES, CA 90013

(213) 485-2433  
(213) 485-6835 FAX

ADOLFO V. NODAL  
GENERAL MANAGER

Daniel E. Van Meter  
15357 Magnolia Blvd.  
Van Nuys, CA 91403

RE: Monument Number 184  
Tower of Wooden Pallets  
15357 Magnolia Bl.

Dear Monument Owner,

The Cultural Heritage Commission is in the process of verifying the ownership of all Historic-Cultural Monuments and is enlisting your cooperation toward that goal. It would be very helpful to us if you would take a moment of your time to fill in the blanks below and return this letter in the enclosed envelope.

Thank you in advance for your effort.

Very truly yours,

  
JAMES McMILLEN  
Cultural Heritage Staff

Kindly check the box that applies and provide the information requested.  
Type or print clearly.



The ownership address as shown above is correct.



The ownership address as shown above is incorrect and should be changed to the following.


name \_\_\_\_\_

street address \_\_\_\_\_

city, state & zip \_\_\_\_\_

Please give us a number where you can be reached during business hours.

( 818 ) 784 - 5541  
area code

  
Respondent's Name

12/91





Mr. Daniel E. Van Meter  
15357 Magnolia Boulevard  
Sherman Oaks, California 91403

January 23, 1979

Dear Mr. Van Meter:

On behalf of the Cultural Heritage Board of the City of Los Angeles, we are ~~sending you the~~ enclosed notice regarding the Tower of Wooden Pallets, 15357 Magnolia Boulevard.

Be assured you have the full cooperation of all our members with reference to any problems you may have concerning the preservation of your Historic-Cultural Monument number 184.

The City of Los Angeles appreciates your ownership of this valuable property. We of the Cultural Heritage Board will endeavor to assist you in its protection and preservation for posterity.

Sincerely yours,

~~Robert H. Post~~  
General Manager

Ileana Welch, Coordinator  
CULTURAL HERITAGE BOARD

IW:mv

Enclosure

cc: Municipal Arts Commission

January 23, 1979

Mr. Daniel E. Van Meter  
15357 Magnolia Boulevard  
Sherman Oaks, California 91403

Re: TOWER OF WOODEN PALLETS  
15357 Magnolia Boulevard  
Historic-Cultural Monument No. 184

Dear Mr. Van Meter:

The Cultural Heritage Board, in considering its responsibilities to help in the preservation of certain historical buildings and sites, is concerned with the effect that alterations have had and may have in the future, on the historic character and authenticity of these buildings and sites.

With this in mind, the Board requests the cooperation of all owners in submitting to this Board, at a schematic stage, any plans which they may have for remodeling, restoring or removing any buildings or sites declared by this Board to be historic-cultural monuments.

This request is not to be interpreted in any sense as a restrictive or policing act, but rather one in which the Cultural Heritage Board wishes to cooperate with you in obtaining the most practical and economic solution where remodeling or alterations may be required.

Sincerely yours,

Rodney L. Punt  
Kenneth Ross  
General Manager

Ileana Welch  
CULTURAL HERITAGE BOARD

IE:mv

cc: Municipal Arts Commission

N O T I C E

CERTIFIED MAIL

Return Receipt Requested

Mr. Daniel E. Van Meter  
15357 Magnolia Boulevard  
Sherman Oaks, California 91403

Dear Mr. Van Meter:

You are hereby notified that the following described property, by order of the Cultural Heritage Board dated April 19, 1978, has been classified as a Historic-Cultural Monument under the provisions of Ordinance No. 121, 971, and, accordingly, has been included in a list of cultural and historic buildings and properties in the City of Los Angeles as Historic-Cultural Monument No. 184.

Property: **TOWER OF WOODEN PALLETS**  
**15357 Magnolia Boulevard**

No permit for the demolition, substantial alteration or removal of said structure shall be issued and said structure shall not be demolished, substantially altered or removed, except in accordance with the provisions of said Ordinance.

In accordance with the provisions of Ordinance No. 121,971, you may appeal this decision of the Cultural Heritage Board to the Municipal Arts Commission, Room 1500, City Hall, Phone: 485-2433.

January 23, 1979

CARL S. DENTZEL

Date

President, Cultural Heritage Board

IW:jc

Enclosure - Copy of Ordinance No. 121,971

cc: Municipal Arts Commission

MUNICIPAL ARTS  
COMMISSION  
SUSAN HEINZ  
PRESIDENT  
JON LAPPEN  
VICE-PRESIDENT  
RALPH G. HEIDSIEK  
ANNE S. REHER  
MITSU SONODA

CULTURAL HERITAGE  
BOARD  
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PATRICIA M. SIMPSON  
VELMA M. TAYLOR

# CITY OF LOS ANGELES

CALIFORNIA



TOM BRADLEY  
MAYOR

January 4, 1979

MUNICIPAL ARTS  
DEPARTMENT  
ROOM 1500, CITY HALL  
LOS ANGELES, CA 90012  
(213) 485-2433  
KENNETH ROSS  
GENERAL MANAGER  
RODNEY L. PUNT  
ASSISTANT GENERAL MANAGER

TO: Mayor Tom Bradley  
Councilman Ernani Bernardi  
Councilman Marvin Braude  
Councilman David Cunningham  
Councilman Robert Farrell  
Councilman John Ferraro  
Councilman John S. Gibson, Jr.  
Councilman Gilbert W. Lindsay  
Councilwoman Joy Picus  
Councilwoman Peggy Stevenson  
Councilman Joel Wachs  
Councilman Zev Yaroslavsky  
County Assessor's Office  
County Regional Planning Commission  
Los Angeles Beautiful  
Justin Gershuny, A.I.A.  
Junior League of Los Angeles  
Society for California Archaeology  
A.I.A. Cultural Heritage Committee  
Raymond Girvigan, F.A.I.A.  
Community Redevelopment Agency  
County Historical Preservation Liaison Officer  
City Administrative Officer  
State Historic Preservation Officer  
City Planning Commission  
Building & Safety Commission  
Recreation & Parks Commission  
Board of Education  
Library Commission  
Public Works Commission  
Municipal Arts Commission  
Bureau of Engineering  
City Clerk's Office  
Public Relations  
National Trust for Historic Preservation  
General Services Administration  
Cultural Heritage Foundation, Inc.  
State Department of Transportation  
Julius Shulman

Pursuant to the provisions of Ordinance No. 121,971, notification is hereby transmitted that the following properties have been classified as Historic-Cultural Monuments by Cultural Heritage Board order as noted:

RESIDENCE, 1321 CARROLL AVENUE, Historic-Cultural Monument No. 176 - Declared 7/13/77  
SUBWAY TERMINAL BUILDING, 417 South Hill Street, Historic-Cultural Monument No. 177 - Declared 7/27/77  
HERALD-EXAMINER BUILDING, 1111 South Broadway, Historic-Cultural Monument No. 178 - Declared 8/17/77  
RESIDENCE, 919 WEST 20TH STREET, Historic-Cultural Monument No. 179 - Declared 3/17/77  
SITE OF THE FILMING OF THE FIRST TALKING FEATURE FILM, 5800 Sunset Blvd., Historic-Cultural Monument No. 180 - Declared 9/21/77  
SITE OF THE BURIAL PLACE OF J. B. LANKERSHIM, North end of Nichols Canyon Road, Historic-Cultural Monument No. 181 - Declared 1/18/78  
IVY SUBSTATION, 9015 Venice Blvd., Historic-Cultural Monument No. 182 - Declared 2/1/78  
WEST FACADE, PAN PACIFIC AUDITORIUM, 7600 Beverly Blvd., Historic-Cultural Monument No. 183 - Declared 3/1/78  
TOWER OF WOODEN PALLETS, 15357 Magnolia Blvd., Van Nuys, Historic-Cultural Monument No. 184 - Declared 4/19/78  
PRESIDENT'S HOUSE, THE CARRIAGE HOUSE AND FORMAL GARDENS, Los Angeles Campus, Pepperdine University, 7851 Badlong Ave., Historic-Cultural Monument No. 185 - Declared 4/19/78  
MORGAN HOUSE (HARBOR AREA YWCA), 437 West 9th Street, San Pedro, Historic-Cultural Monument No. 186 - Declared 5/3/78

(Continued)

C.H.B. TRANSMITTAL  
MONUMENTS #176-204

December 29, 1978

KOREAN BELL AND BELFRY OF FRIENDSHIP, Angel's Gate Park, Gaffey & 37th Streets, San Pedro, Historic-Cultural Monument No. 187 - Declared 5/3/78  
U.S.S. LOS ANGELES NAVAL MONUMENT, John S. Gibson, Jr. Park, Harbor Blvd. Between 5th and 6th Streets, San Pedro, Historic-Cultural Monument No. 188 - Declared 5/3/78  
RESIDENCE, 1407 CARROLL AVENUE, Historic-Cultural Monument No. 189 - Declared 5/3/78  
RESIDENCE AND CARRIAGE HOUSE, 1411 CARROLL AVENUE, Historic-Cultural Monument No. 190 - Declared 5/3/78  
RESIDENCE, 1441-1443-1/2 CARROLL AVENUE, Historic-Cultural Monument No. 191 - Declared 5/3/78  
(SITE OF) FRANKLIN GARDEN APARTMENTS, 6917-6933 Franklin Avenue, Historic-Cultural Monument No. 192 - Declared 6/7/78  
PANTAGES THEATRE, 6233 Hollywood Blvd., Historic-Cultural Monument No. 193 - Declared 7/5/78  
HOLLYWOOD WALK OF FAME, Hollywood Blvd. between Gower Street and Sycamore Avenue and Vine Street between Yucca Street and Sunset Blvd., Historic-Cultural Monument No. 194 - Declared 7/5/78  
OVIATT BUILDING, 617 South Olive Street, Historic-Cultural Monument No. 195 - Declared 7/19/78  
VARIETY ARTS CENTER BUILDING (AKA FRIDAY MORNING CLUB BUILDING), 940 South Figueroa Street, Historic-Cultural Monument No. 196 - Declared 8/9/78  
RESIDENCE AND FORMAL GARDENS, 2141 WEST ADAMS BLVD., Historic-Cultural Monument No. 197 - Declared 8/23/78  
KCET STUDIOS, 4401 Sunset Blvd., Historic-Cultural Monument No. 198 - Declared 9/20/78  
DAVID FAMILIAN CHAPEL OF TEMPLE ADAT ARI EL, 5540 Laurel Canyon Blvd., Historic-Cultural Monument No. 199 - Declared 9/20/78  
SECOND BAPTIST CHURCH BUILDING, 2412 Griffith Avenue, Historic-Cultural Monument No. 200 - Declared 10/18/78  
VAN NUYS WOMAN'S CLUB BUILDING, 14836 Sylvan Street, Historic-Cultural Monument No. 201 - Declared 10/18/78-  
VALLEY MUNICIPAL BUILDING (VAN NUYS CITY HALL), 14410 Sylvan Street, Historic-Cultural Monument No. 202 - Declared 10/18/78  
BAIRD HOUSE (VOLUNTEER LEAGUE COMMUNITY CENTRE), 14603 Hamlin Street, Van Nuys, Historic-Cultural Monument No. 203 - Declared 10/18/78  
LEDERER RESIDENCE AND IMMEDIATE ENVIRONS, 23134 Sherman Way, Canoga Park, Historic-Cultural Monument No. 204 - Declared 11/15/78

Very truly yours,

Rodney L. Punt, General Manager

*Ileana Welch*

Ileana Welch, Director  
CULTURAL HERITAGE DIVISION

IW/Attachments

MUNICIPAL ARTS DEPARTMENT  
CULTURAL HERITAGE BOARD  
ROOM 1500  
CITY HALL  
LOS ANGELES, CA., 90012

N O T I C E

By order of the Cultural Heritage Board on dates as noted below, the following described properties within the City of Los Angeles have been found and determined to be worthy of preservation as a Historic-Cultural Monument, in accordance with the provisions of Ordinance No. 121,971:

RESIDENCE, 1321 CARROLL AVENUE, Historic-Cultural Monument No. 176 - Declared 7/13/77  
This building was located at 1145 Court Street until March, 1978 when it was moved to a vacant lot on Carroll Avenue to assure that the architectural integrity of the historic Carroll Avenue district will be maintained. According to Dr. Robert Winter, this residence of the 1880's has unusual isometrical arrangement of windows and roof line and although it shows signs of Stick style, the architecture of the building is almost pure Eastlake.

SUBWAY TERMINAL BUILDING, 417 South Hill Street, Historic-Cultural Monument No. 177 - Declared 7/27/77  
Built in 1925, it was the downtown terminal for Los Angeles' only subway. At its peak use, in 1944, 884 trains of the Pacific Electric Railway carried some 65,000 passengers daily. Designed by the architectural firm of Shultze & Weaver, the building contains several elements of the Italian Renaissance, including the windows on the top floor which are similar to "The Palace Rucellai" in Florence, Italy.

HERALD-EXAMINER BUILDING, 1111 South Broadway, Historic-Cultural Monument No. 178 - Declared 8/17/77  
Constructed in 1915, the building is described as "a distinguished example of Spanish Colonial Revival architecture by one of America's greatest women architects, the late Julia Morgan."

RESIDENCE, 919 WEST 20TH STREET, Historic-Cultural Monument No. 179 - Declared 8/17/77  
Constructed in 1908, the building was located at the corner of Oak and Washington as a residence for the Hartman family. It was moved to its present address in 1918. An example of Queen Anne architecture with beautiful interiors representing a very significant type of craftsmanship.

SITE OF THE FILMING OF THE FIRST TALKING FEATURE FILM, 5800 Sunset Boulevard, Historic-Cultural Monument No. 180 - Declared 9/21/77  
This was the site of the filming of "The Jazz Singer", the first feature film with synchronized dialogue, in October, 1927.

SITE OF THE BURIAL PLACE OF J. B. LANKERSHIM, North end of Nichols Canyon Road, Historic-Cultural Monument No. 181 - Declared 1/18/78  
Born in 1850, J. B. Lankershim was an early pioneer developer in the Southland and one of the first to recognize the potential of the San Fernando Valley, particularly the southeast section, first known as Lankershim and now identified as North Hollywood.

IVY SUBSTATION, 9015 Venice Boulevard, Historic-Cultural Monument No. 182 - Declared 2/1/78  
This Mission style station was completed in 1907 to provide power for the ever-expanding system of the Los Angeles Pacific Railway. The Ivy Substation was one of the largest in the system and is one of the few remaining that is still surrounded by the usual park-like area.

WEST FACADE OF THE PAN PACIFIC AUDITORIUM, 7600 Beverly Boulevard, Historic-Cultural Monument No. 183 - Declared 3/1/78  
Considered by many to be one of the nation's premier examples of Streamline Moderne architecture, the Pan Pacific opened on May 18, 1935. Designed by Walter Wurdeman and Welton Becket. The C.H.B.'s declaration covers the west section of the Pan Pacific with its ticket offices, entrance foyer, curvilinear railings and soaring, outreaching pylons.

TOWER OF WOODEN PALLETS, 15357 Magnolia Boulevard, Van Nuys, Historic-Cultural Monument No. 184 - Declared 4/19/78  
Constructed in 1951 by Daniel E. Van Meter, the tower is 22 feet high, with a radius of 22 feet. It reportedly encircles a grave of a child who was buried in 1869.

PRESIDENT'S HOUSE, THE CARRIAGE HOUSE AND FORMAL GARDENS, Los Angeles Campus, Pepperdine University, 7851 Budlong Avenue, Historic-Cultural Monument No. 185 - Declared 4/19/78  
Constructed in 1912 at a cost of \$75,000 the building's architecture has been described as Mission style. The interior is significant for its tile work, lighting features and hardware of distinctive craftsmanship.

Cultural Heritage Board Declaration Notice  
HCM #176-204 Continued

RESIDENCE AND FORMAL GARDENS, 2141 WEST ADAMS BOULEVARD, Historic-Cultural Monument No. 197-  
Declared 8/23/78

This Classical Revival style residence was designed by A. F. Rosenheim for attorney Eugene W. Britt. It was completed in 1910.

KCET STUDIOS, 4401 Sunset Boulevard, Historic-Cultural Monument No. 198 - Declared 9/20/78  
Virtually the same as it was at the time of its completion in 1922, the facility has been the home of several motion picture companies including Monogram and Allied Artists. The Keystone Kops, Charlie Chaplin and Fatty Arbuckle all made movies there. It has been the property of KCET since 1971.

DAVID FAMILIAN CHAPEL OF TEMPLE ADAT ARI EL, 5540 Laurel Canyon Boulevard, North Hollywood,  
Historic-Cultural Monument No. 199 - Declared 9/20/78

Dedicated on 11/7/49, the Chapel is the first synagogue building built as such in the San Fernando Valley. The history of the Temple congregation goes back to 1938.

SECOND BAPTIST CHURCH BUILDING, 2412 Griffith Avenue, Historic-Cultural Monument No. 200 -  
Declared 10/18/78

The church has been the hub of the cultural life in the Black community since its inception in 1885. The present building, designed by architect Paul R. Williams and constructed in 1925, is recognized for its historical significance and as a good example of the Lombard Romanesque architectural style of the 1920's.

VAN NUYS WOMAN'S CLUB BUILDING, 14836 Sylvan Street, Historic-Cultural Monument No. 201 -  
Declared 10/18/78

The club was founded in 1912 and is one of the oldest social institutions in the San Fernando Valley. The building was constructed in 1917.

VALLEY MUNICIPAL BUILDING (VAN NUYS CITY HALL), 14410 Sylvan Street, Historic-Cultural  
Monument No. 202 - Declared 10/18/78

This readily identifiable landmark was constructed in 1932. It is considered a good example of the WPA-era "Zig-Zag Moderne" architectural styling.

BAIRD HOUSE (VOLUNTEER LEAGUE COMMUNITY CENTRE), 14603 Hamlin Street, Van Nuys, Historic-  
Cultural Monument No. 203 - Declared 10/18/78

Built in 1921 for the family of Robert J. Baird, owner of the Van Nuys Nursery Company, this Bungalow style residence is now the property of the Volunteer League of the San Fernando Valley.

LEDERER RESIDENCE AND IMMEDIATE ENVIRONS, 23134 Sherman Way, Canoga Park, Historic-Cultural  
Monument No. 204 - Declared 11/15/78

A distinguished example of Mission Style architecture in which the interior and exterior detailing is of museum quality. The Spanish and Italian furnishings are of particular interest, dating from the 14th century. Constructed over a period of years starting in 1934, with the help of builder John R. Litke, materials were chosen with the greatest of care and painstakingly employed in such a manner as to make them appear old.

The reasons for inclusion of said properties in the list of Historic-Cultural Monuments are set forth in connection with the description of the properties set forth herewith.

Notice is hereby given that no permit for the demolition, substantial alteration or removal of said described properties shall be issued and none of said described properties shall be demolished, substantially altered or removed by the City of Los Angeles, except in accordance with the provisions of Ordinance No. 121,971.

IW:

Signed: CARL S. DENTZEL  
President, Cultural Heritage Board

January 4, 1979

May 30, 1978

J. M. Fratt, Supt. & General Manager  
Building & Safety Department  
Room 411, City Hall  
Los Angeles, California 90012

RE: Tower of Wooden Pallets  
15357 Magnolia Boulevard  
Van Nuys

Dear Mr. Fratt:

At a meeting of the Cultural Heritage Board held on April 19, 1978  
the above property was declared Historic-Cultural Monument No. 184 in  
accordance with the provisions of City Ordinance No. 121,971.

Pending receipt of our official Notice of Declaration, please alert all  
Building and Safety Department branches and interested personnel so that  
maps and records may be appropriately flagged. The legal description of  
this property is as follows:

7391, Fraction of 7, Tract 24375

Very truly yours,

Kenneth Ross, General Manager

Ileana Welch, Coordinator  
CULTURAL HERITAGE BOARD

IW:jc



Mr. Daniel E. Van Meter  
15357 Magnolia Boulevard  
Sherman Oaks, California 91403

April 24, 1978

Dear Mr. Van Meter:

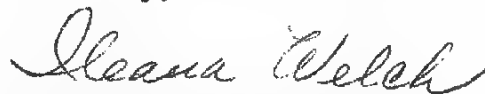
We are pleased to advise that at the Cultural Heritage Board meeting of April 19, 1978 the Board unanimously declared your following described property as Historic-Cultural Monument No. 184 under the provisions of City Ordinance No. 121,971:

Tower of Wooden Pallets  
15357 Magnolia Boulevard  
Van Nuys

In due course you will be receiving the official notice of declaration. It is indeed a pleasure to include your above property in the list of Historic-Cultural Monuments worthy of preservation in the City of Los Angeles.

Since we are preparing a corresponding fact sheet for distribution to the interested public, we hope that if you have any written material regarding your historic property, you will make it available to us.

Sincerely,



Ileana Welch, Coordinator  
CULTURAL HERITAGE BOARD

IW:jc

cc: Councilman Marvin Braude  
11th Councilmanic District

5/4/78 Copy to Dodo Meyer

MINUTES

CULTURAL HERITAGE BOARD MEETING

Wednesday, April 19, 1978

10:00 a.m., Room 250, San Pedro City Hall

638 Beacon Street, San Pedro

The Cultural Heritage Board convened in regular session -

PRESENT: Carl S. Dentzel, President  
Robert W. Winter, Vice-President  
Felix Castro  
Patricia H. Simpson  
Velma Marsh Taylor

GUESTS: Lois Yudovin, Mayor's office; Edward Hauck, Councilman Gibson's office;  
Henry F. Ganio, Recreation & Parks Dept.; Peggy Phillips, Principal Public  
Relations Representative

MINUTES OF MARCH 15, 1978 FOR APPROVAL

MOTION: Dr. Winter moved, seconded by Mrs. Simpson, that the minutes of the meeting of March 15, 1978 be approved as circulated; which motion was unanimously adopted. Ayes: Taylor, Castro, Simpson, Winter and President Dentzel. Noes: None.

OLD BUSINESS

1. TOWER OF WOODEN PALLETS, 15357 MAGNOLIA BOULEVARD, VAN NUYS

Mrs. Welch read communication of March 21, 1978 from the Building and Safety Commission granting approval for the owner of the Tower of Wooden Pallets to maintain the tower on his property under certain conditions.

Following discussion, thereupon

MOTION: Dr. Winter moved, seconded by Mrs. Simpson, that the Tower of Wooden Pallets located on the property at 15357 Magnolia Boulevard, Van Nuys, be declared Historic-Cultural Monument No. 184 under the provisions of City Ordinance No. 121,971, because of its significant social interest in the San Fernando Valley, the structure and site having distinctive historical merit; which motion was unanimously adopted. Ayes: Taylor, Castro, Simpson, Winter and President Dentzel. Noes: None.

Mrs. Welch was requested to forward a copy of the notice of declaration to Mayor Tom Bradley and Councilman Marvin Braude.

NEW BUSINESS

1. PRESIDENT'S HOUSE, LOS ANGELES CAMPUS, PEPPERDINE UNIVERSITY, 7851 BUDLONG

Mr. Henry Ganio of the City Recreation and Parks Department referred to the City's proposal for acquisition of a portion of the Los Angeles Campus of Pepperdine University amounting to 15.6 acres. He also referred to Mrs. Pepperdine's interest in having the City preserve the President's House, should it be acquired. Mr. Ganio requested the Board's opinion as to whether or not the building is worthy of preservation. Following discussion, thereupon

MOTION: Mrs. Simpson moved, seconded by Dr. Winter, that the C.H.B. declare the President's House, the carriage house and the formal gardens on the Los Angeles Campus, Pepperdine University, 7851 Budlong Avenue, as Historic-Cultural Monument No. 185 under the provisions of City Ordinance No. 121,971; which motion was unanimously adopted. Ayes: Taylor, Castro, Winter, Simpson and President Dentzel. Noes: None.

Dr. Winter described the building's architecture as Mission style. Dr. Dentzel referred to the interior of the building as significant for its tile work, lighting features and hardware of distinctive craftsmanship.

2. VARIETY ARTS CENTER, 940 SOUTH FLORQUEROA STREET

Following review of material received from the Society for the Preservation of Variety Arts, thereupon

CITY OF LOS ANGELES  
CALIFORNIA



TOM BRADLEY  
MAYOR

COMMISSIONERS

RACHEL GULLIVER DUNNE  
PRESIDENT  
MAURICE E. MARTINEZ  
VICE-PRESIDENT  
SHIRLEY JEAN BETTER  
MARCIA MARCUS  
TOSHIKAZU TERASAWA

DEPARTMENT OF  
BUILDING AND SAFETY  
402, CITY HALL  
LOS ANGELES, CALIF. 90012  
JACK M. PRATT  
GENERAL MANAGER

March 21, 1978

Board File #780174

Daniel E. Van Meter  
15357 Magnolia Boulevard  
Van Nuys, CA 91403

15357 MAGNOLIA VN

The Board of Building and Safety Commissioners, at its meeting of March 21, 1978, gave further consideration to the request concerning a 22' high tower structure constructed without a building permit, at the above-referenced property.

The Commission granted approval to maintain the structure in its present condition without obtaining a building permit as being a modification of Exception 2 to Section 91.0201 (a) LAMC provided:

- a. All combustible materials including but not limited to brush, overgrown vegetation and trees are maintained a reasonable distance from the structure.
- b. The stability of the structure is not impaired by dry rot or termite infestation.

Further, the approval, herein, granted is limited to the life tenancy of the present owner, Daniel E. Van Meter; and the structure shall be demolished or altered to comply with the applicable requirements of the Los Angeles Building Code at such time as the present owner no longer owns or lives on the property.

This action will be recorded in the office of the County Recorder.

Further, the action is without prejudice and the case may be reopened if the structure is declared a Cultural or Historical Monument.

*Rachel Gulliver Dunne*  
RACHEL GULLIVER DUNNE, President  
BOARD OF BUILDING AND  
SAFETY COMMISSIONERS

cc: Cultural Heritage Board  
Councilman Marvin Braude,  
c/o Rob Glushon  
Fire Department  
Conservation Bureau

jrb - 485-5226

To: 24 of Wooden  
Pallets

Would not agree to  
declaration. It's  
a mess!!

Can't understand  
why it's up for  
consideration.

Carl Bentzel  
3-13-78

The Board reviewed with Mr. Michael Cracraft his plans for a project for construction of Burlington Arm/ner Environmental Impact Report Case No. 39-78-CUZ. It was noted that the project requires environmental clearance from the C.H.B. due to its close proximity to the residence at 818 South Bonnie Brae.

*Wooden Pallets*

Following review of photographs, plans, etc., the Board members agreed that the proposed project would not have an adverse affect on Historic-Cultural Monument No. 45 and further agreed to make a personal inspection of the site in order to determine if the residential structure located thereon is a potential candidate for nomination to the National Register. It was unanimously agreed that in order to expedite matters the members would call in their determination of the significance of the building for transmittal to Mr. Cracraft.

### 3. WOODEN PALLETS, 15357 MAGNOLIA BOULEVARD

Mr. Sam Naimark, secretary of the Board of Building and Safety Commissioners reported that his Commission expressed an intent to approve the wooden pallets as an exempt structure subject to certain corrective work being done, i.e. some type of fireproofing and protection of the foundation against dry rot and termites.

Mrs. Simpson reported on her inspection of the wooden pallets structure and stated that she does not think it is an architectural monument. However, it is reasonably stable and can probably be sprayed to provide fire protection.

Following determination that Mr. Castro and Dr. Winter had not seen the structure, it was agreed to defer action until the next regular meeting. Messrs. Castro and Winter agreed to make the required inspection.

### 4. CHILDS' MANSION

Mrs. Welch reported that according to information received from Harry Saunders of the Los Angeles Unified School District, it appears that the Board of Education has gone out for bids for demolition and construction at the Childs' Mansion property. Mr. Saunders has reported that it was determined the Childs' Mansion could not be used for school purposes because it did not comply with the requirements of the Field Act. According to Mr. Saunder's report, a joint meeting between the Planning Committee of the Board of Education and the Greater West Adams Association has revealed that they did not agree to joint use of the property. It had been proposed that the West Adams group use the building and the alternative school bungalows would be built around it. It was noted that the Board of Education's request for bids has gone out with the statement that the building is available to any group willing to relocate it, with the understanding that appropriate evidence to that effect would be submitted to the Board of Education

3-15-78



# CITY OF LOS ANGELES

CALIFORNIA

## COMMISSIONERS

RACHEL GULLIVER DUNNE

PRESIDENT

VERN L. BULLOUGH

VICE-PRESIDENT

SHIRLEY JEAN BETTER

MAURICE E. MARTINEZ

TOSHIKAZU TERASAWA



DEPARTMENT OF  
BUILDING AND SAFETY  
402 CITY HALL  
LOS ANGELES, CALIF. 90012

February 28, 1978

TOM BRADLEY  
MAYOR

Board File #780174

Daniel E. Van Meter  
15357 Magnolia Boulevard  
Van Nuys, California 91403

15357 MAGNOLIA BOULEVARD VN

The Board of Building and Safety Commissioners at its meeting of February 28, 1978, gave consideration to the request concerning a 22' high tower structure constructed without a building permit at the above-referenced property.

The Commission continued the matter for three weeks, until March 21, 1978 for the following purposes:

1. To afford the owner an opportunity for hearing by the Cultural Heritage Board to have the structure declared a Cultural or Historical Monument. In the interim, the owner shall investigate methods to provide protection against dry rot and termites.
2. To afford the owner an opportunity to explore methods of increasing the fire-resistivity of the structure so it will be reasonably safe to the satisfaction of the Los Angeles Fire Department and the Department of Building and Safety. The Commission suggests that the owner consult with representatives of both Departments.

Further, unless substantial new evidence is presented at the continued hearing of the Commission, it is the Commission's intent to grant a modification of Exception 2 to Section 91.0201(a) LAMC, and to permit the structure to be maintained as constructed without obtaining a building permit, provided it can be shown that adequate fire protection, termite and dry rot protection will be provided.

The Commission convenes at 9:30 a.m. in Room 416 of the Los Angeles City Hall.

ORIGINAL SIGNED

RACHEL GULLIVER DUNNE, President  
BUILDING AND SAFETY COMMISSION

ev - 485-5227

cc: Cultural Heritage Board  
Mayor Tom Bradley, c/o Doris Meyer  
Anne Howell, Mayor's Liaison Representative  
Councilman Marvin Braude, c/o Rob Glushon  
Councilman Ernani Bernardi, c/o Jim Aldrich  
LA Fire Department

Everett B. Courter, Insp.  
II, c/o LA Fire Department  
Conservation Bureau

4. PHILHARMONIC AUDITORIUM (HISTORIC-CULTURAL MONUMENT NO. 61)

The Board welcomed Mr. Ery Bartel who introduced other members of the Philharmonic Group, David Houk, Mike Sharp and Tim Walker. The Board was informed that these gentlemen were in escrow for purchase of the property from the Temple Baptist Church with plans calling for refurbishment as a cultural center. During an excellent presentation the Board was informed that the Group has been successful in finding architectural plans in the City Hall archives and, therefore, hope to be able to determine what architectural features have been removed and can still be brought back. It was duly noted that they hope to preserve as much of the original character as possible, especially since the auditorium itself is pretty much intact. They added that their plans call for use of the auditorium as a theater for ballet, opera, symphony, etc., and that they have received expressions of cooperation from some of the authorities at the Music Center. The Board members expressed gratification and, thereupon

MOTION: Mrs. Simpson moved, seconded by Mr. Castro, that the C.H.B. forward a letter of commendation to the Philharmonic Group on their proposed project involving restoration of the Philharmonic Auditorium, Historic-Cultural Monument No. 61; which motion was unanimously adopted. Ayes: Taylor, Winter, Castro, Simpson and President Dentzel. Noes: None.

Mr. Bartel assured the Board members that they would be kept informed of the progress of their project.

5. WOODEN PALLETS, 15357 MAGNOLIA BOULEVARD, SHERMAN OAKS (Not on printed agenda)

Mrs. Bee Lavery gave permission for discussion of this item at the special request of Mrs. Dodo Meyer of the Mayor's office.

President Dentzel read communication of February 28, 1978 from Mr. Daniel E. Van Meter, owner of the Tower of Wooden Pallets which he has built on his property, requesting declaration of the tower as a Historic-Cultural Monument. Mrs. Welch read copy of communication just received from the Building and Safety Commission indicating to Mr. Van Meter that they have deferred action on the tower structure until March 21, 1978 for the purpose of allowing the C.H.B. to make a determination. It was duly noted that Mr. Van Meter is being required to provide adequate fire, termite and dry rot protection in order to continue to maintain the structure without obtaining a building permit. Mr. Van Meter appeared before the Board and explained that he has owned the property for 30 years and provided information on his construction of the wooden pallet tower over the reported grave of a child who was buried there in 1869. He referred to difficulties he has had with the Fire Department throughout the years and expressed a desire to forestall destruction of the towers. Following extensive discussion, thereupon

MOTION: Mrs. Simpson moved, seconded by Mrs. Taylor, that the C.H.B. take under consideration the possibility of declaring the Tower of Wooden Pallets, 15357 Magnolia Boulevard, Van Nuys, as a Historic-Cultural Monument worthy of preservation and arrange to make the required inspection visit to make determination at the next regular meeting of the C.H.B.; which motion was unanimously adopted. Ayes: Castro, Winter, Taylor, Simpson and President Dentzel. Noes: None.

Mr. Glenn Barr, Councilman Braude's office, urged the C.H.B. see to the preservation of the towers. Similar expressions were noted from Messrs. Howard J. Farmer and William Van Meter.

Mr. Daniel Van Meter provided the Board members with directions to his property and assured them that he would facilitate their inspection so that they could make their determination at the next regular meeting.

6. NEXT C.H.B. MEETING

Confirmed for March 15, 1978 at the usual time and place.

ADJOURNMENT: There being no further business to come before the Board, the meeting was adjourned at 12:15 p.m.

CARL S. DENTZEL, President

ILEANA MELCH, Coordinator

February 28, 1978

The Cultural Heritage Board  
Municipal Arts Department  
Room 1500, City Hall  
200 No. Spring Street  
Los Angeles, CA 90012

Attention: Mr. Carl S. Dentzel, President

Dear Members of the Board:

In 1951, I built a tower from wooden palettes. It is 22 ft. high with a radius of 22 ft. at the base to a point at the top which is 13 ft. It encircles a grave of a child who was buried in 1869. The marker is still in place.

I have come to your Board to request that it be declared a Cultural Heritage monument as I feel that the combined grave and monument are a unique art form and carry with it historical significance.

For the past 27 years, this particular site has been visited by people from all over the country, and also by many neighborhood residents and children. Its fame is spread by word of mouth.

Recently, the Fire Department and Building and Safety have been trying to make me remove the tower as they cited it as a fire hazard and an illegal structure.

The Building and Safety Commission on February 28, 1978, passed a motion of intent recommending that the structure be retained at its present height; that the applicable building code requirements be waived in relation to the height. The Board further went on record that all steps should be taken to provide adequate fire proofing of the structure to try to satisfy the Fire Department's objections. They were to have transmitted their resolution to this Board before the meeting of your Board on March 1, 1978. They are interested in the outcome of your decision and have delayed any further comments for three weeks to give your Board an opportunity to decide as to whether it has cultural value, although they were very clear that their decision to remediate problems between Building and Safety and the Fire Department was in their minds.

I would appreciate your undertaking your review of my monument as quickly as possible inasmuch as the Building and Safety Commission is hoping for your answer before their meeting on March 21, 1978.

Very sincerely,

*Daniel E. Van Meter*

DANIEL E. VAN METER  
15357 Magnolia Blvd.  
Sherman Oaks, CA 91403

Telephone Numbers: 784-5541 and 784-0412